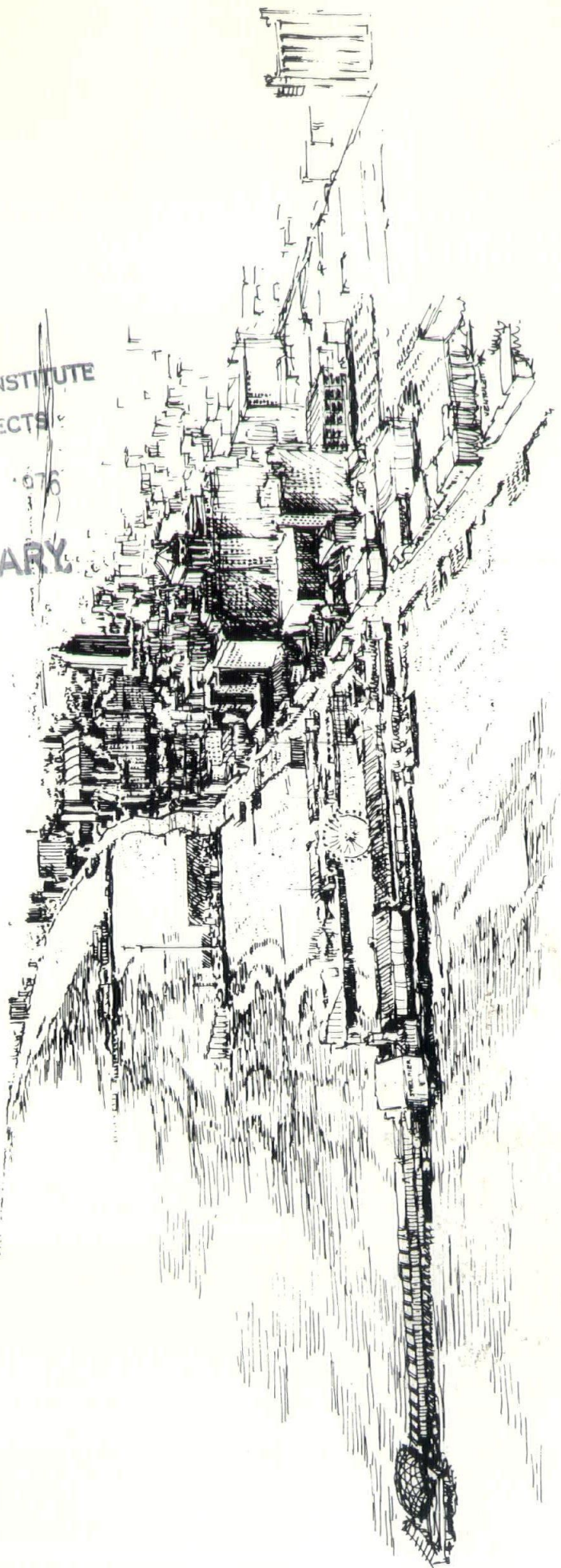


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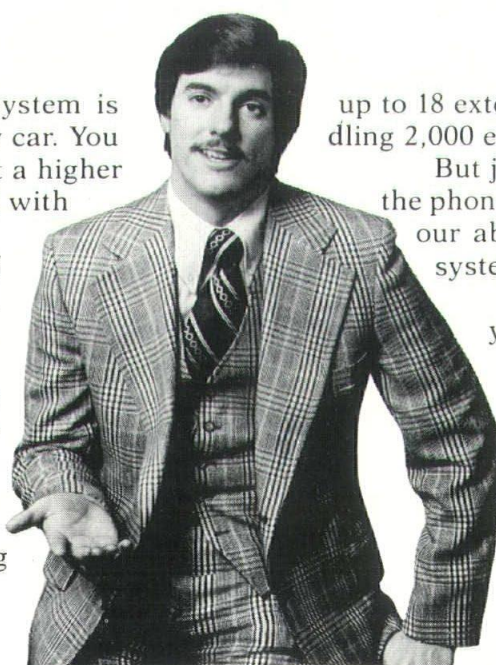
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Subscription: \$6 per year.

Application to mail at controlled circulation rates is pending at East Orange, New Jersey 07018.

Printed by White Eagle Printing.

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No. 1

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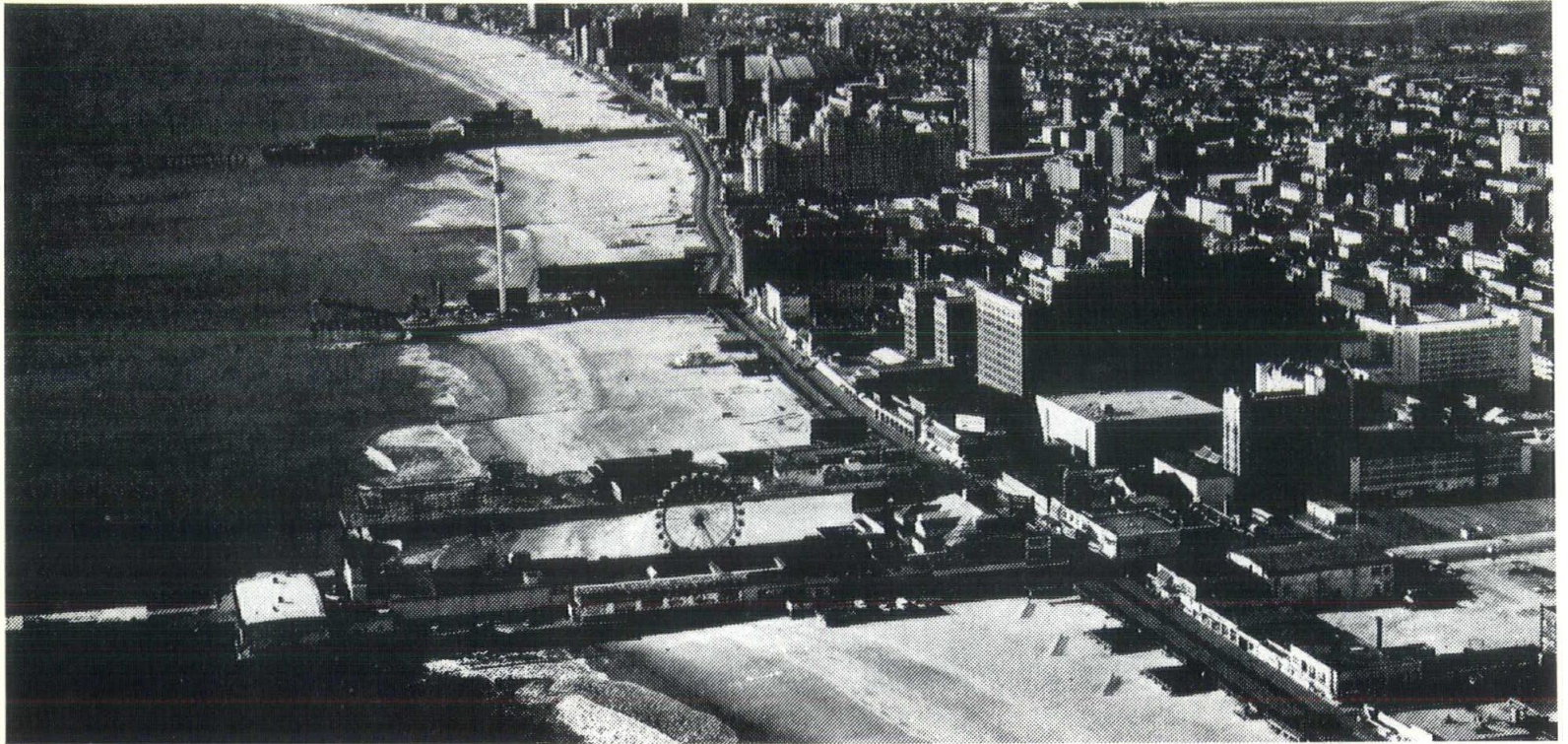
Recognition for Society members.

COVER: Atlantic City/  
Sketch by Peter M. Hasselman, AIA  
R/UDAT Team Member



# ATLANTIC CITY R/UDAT

By Cassandra A. Carroll, AIA



## ATLANTIC CITY R/UDAT

Can there be any hope for a declining resort city off the beaten path of the New York to Philadelphia corridor? The people of Atlantic City say a resounding YES! And they are presently moving to implement the recommendations of the American Institute of Architects' Regional-/Urban Assistance Team (R/UDAT) that visited their city in their hour of need.

It all began in late 1974 when the Atlantic City Convention Bureau and the Atlantic City Improvement Association — an organization of businessmen — were trying to generate improvement of an area of their city. To this end they made contact with Bob Grove, AIA, then president elect of the New Jersey Society of Architects and subsequently with Richard Saseen, AIA, president of the South Jersey Chapter, to discuss their proposed competition. From this first step the program expanded and, over the period of a year, the Boardwalk competition idea grew into a city-wide visit by a R/UDAT team.

Press releases initiated a public response resulting in hundreds of letters and calls from individuals, firms, and organizations expressing the total range of human feeling in concern for their city. This base of public opinion encouraged the local civic officials to join in the request by the South Jersey Chapter for a R/UDAT visit.

Once the R/UDAT visit date was established, there developed a great credibility gap regarding

"What can this team do for us in four days?" Even though there were months of preparation before their arrival, could anything really be accomplished in so short a time? The arrival of the R/UDAT team itself initiated a new spirit of enthusiasm and did much to bring together, not only the previously completed planning projects, but also the seemingly incohesive citizenry. This is demonstrated in the fact that the public presentation of Nov. 17th had one of the largest turnouts for any R/UDAT presentation numbering over 800 people in attendance.

## THE R/UDAT PROGRAM

R/UDAT, the abbreviation for Regional-/Urban Design Assistance Team, is the response by the American Institute of Architects to requests for assistance from local communities. The Urban Planning and Design Committee of the American Institute of Architects has been sending teams of design professionals to various American communities since 1967. The number of team members and their areas of specialization vary as each team is carefully assembled to address those issues facing the community to be visited. Their general charge is to acquaint themselves with the community and its people, to analyze the existing conditions from a fresh perspective and to offer recommendations for urban design frameworks and concepts.

## THE VISIT

The request for a R/UDAT team was approved in the spring and Ronald A. Straka, AIA, repre-

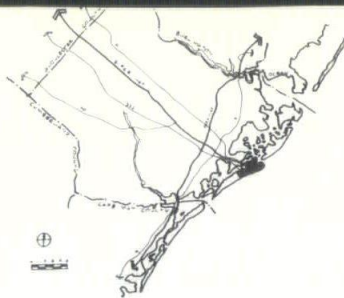
senting the AIA Urban Planning and Design Committee, made two reconnaissance visits to Atlantic City to observe and discuss the details of the team's visit. The team was organized and was sent extensive background material in advance on the study area, and on November 14-17 the team made its visit. After meetings with city, county and other officials and planners, civic leaders and organizations, together with interested citizens' groups, the team surveyed the city by jitney, boat, air and on foot. With this information, the team engaged in extensive work sessions which culminated in a public presentation on November 17, when this report was presented.

The expenses for the R/UDAT visit were underwritten by the South Jersey Chapter of the New Jersey Society of Architects and the Atlantic City Improvement Association.

## THE TEAM

This study was prepared by the following members of the Atlantic City R/UDAT team: *Rai Y. Okamoto*, FAIA, AIP, Team Chairman, heads his own urban design firm, the Okamoto Associates in San Francisco. *Stanton Eckstut*, is Associate Professor of Architecture at Columbia University where he is Assistant Director of the Graduate Program in Urban Design. *Peter M. Hasselman*, AIA, is a member of the firm of Smith, Segreti, Stillwell and Hasselman in Washington. *Florence C. Ladd*, Ph.D, is an environmental psychologist and is Associate Professor





in City Planning in the Department of City and Regional Planning in the Graduate School of Design at Harvard. *Jerome J. Michael*, an economist, is President of his own firm specializing in market research, development consulting, and urban development. *Michael M. Danielson*, Ph.D., Professor of Politics and Public Affairs at the Woodrow Wilson School of Public and International Affairs at Princeton. *Thomas W. Ventulett, III*, AIA, is a member of the firm of Thompson Ventulett and Stainback, Inc. of Atlanta. In addition seven Graduate Students in architecture and urban design from Princeton and Columbia Universities played significant roles on the team.

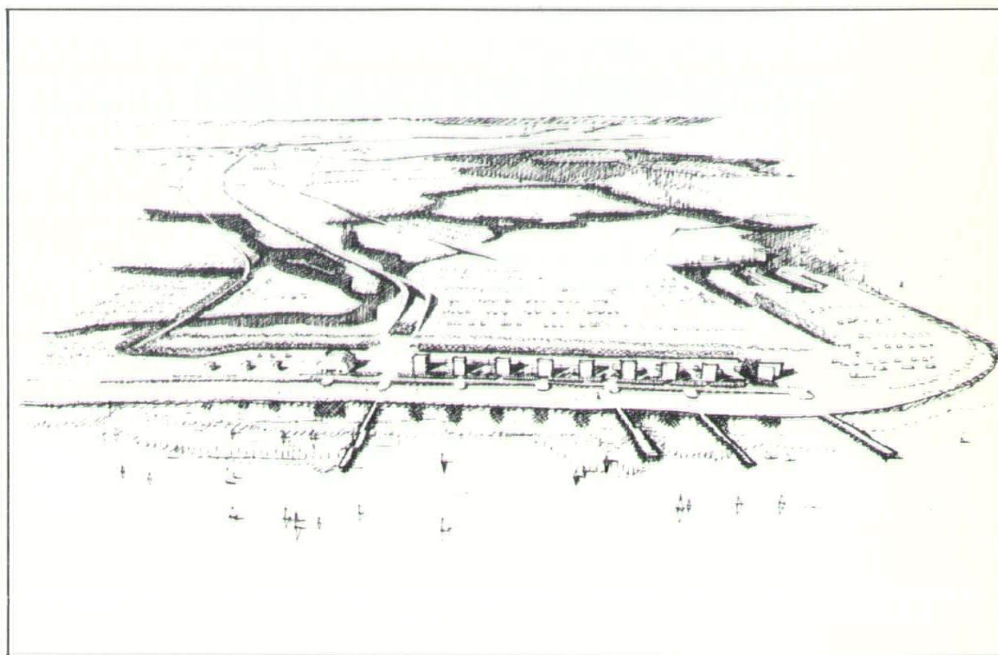
## INTRODUCTION

Atlantic City is a unique community by virtue of its special physical setting, its human scale and the large reserves of human resources yet untapped. The grandure of its beach is surpassed only by the limitless vista of the Atlantic Ocean. Human appreciation of the generally mild climate and other natural features have long been reflected in the Boardwalk, a pedestrian path with wide appeal which provides a setting for diverse beach front stores, shops and hotels and for the contemplation of sand and sea beyond. At season height as a summer resort or convention center, the Boardwalk area where people as diverse in interests as they are numerous, share the unifying pleasure of a walk in the sun.

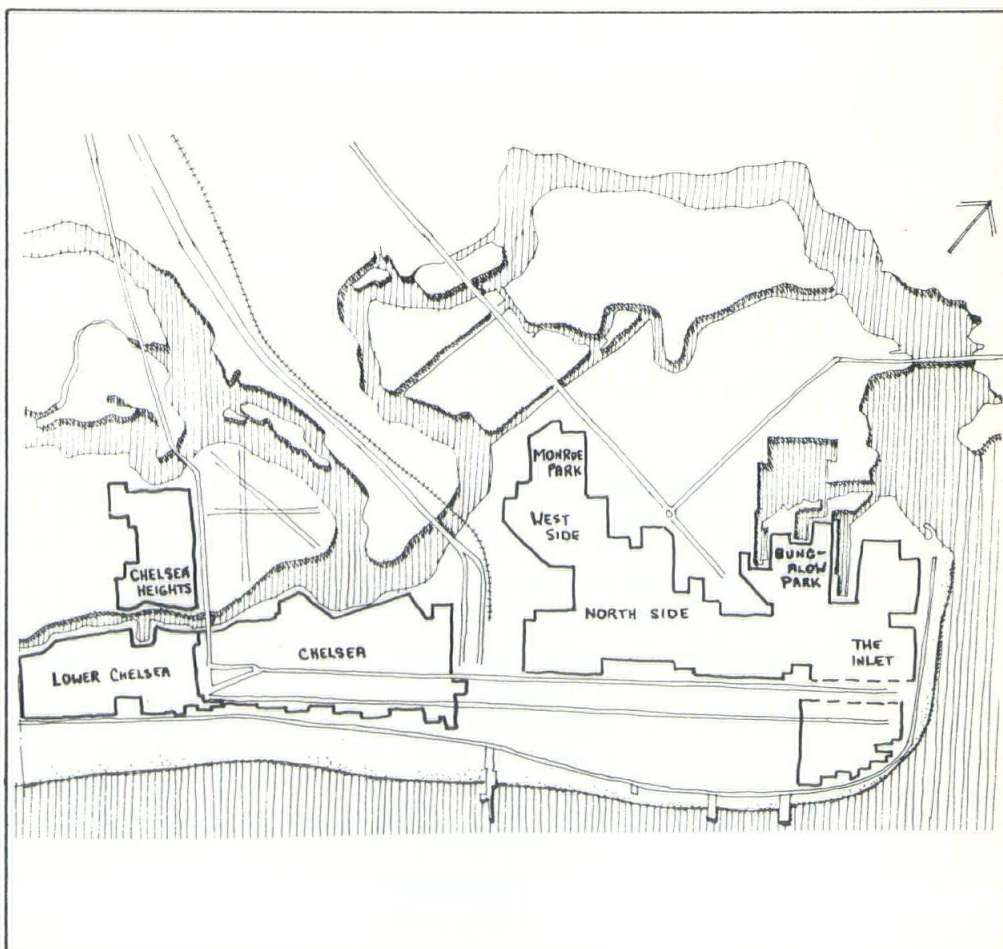
Despite its function as a world meeting place, Atlantic City is not overly large, but an island traversed by car in 15-20 minutes or a leisurely hour and a half walk. Its form is easily comprehended as a generally flat island on which neighborhoods and special areas are readily perceived in relation to the large scale, commercial district along the ocean. It's landward side is marked by inland waterways whose varied courses produce a tentative quality so the island seems attached.

Yet Atlantic City is a troubled community. Everyone who lives or works in the city recognizes the seriousness of its problems. The local economy is on a decline. Thousands of residents have departed for greener pastures, and substantial portions of those who remain have very low incomes. Employment is down, discouraging investment, and the tax base is shrinking. Atlantic City's overspecialized economy faces increasing competition from newer and more exotic resorts and convention centers.

Despite universal concern, many citizens from all walks of life doubt whether the city's diverse interests can find the collective will to turn Atlantic City around. The business community is neither cohesive nor optimistic about the city's

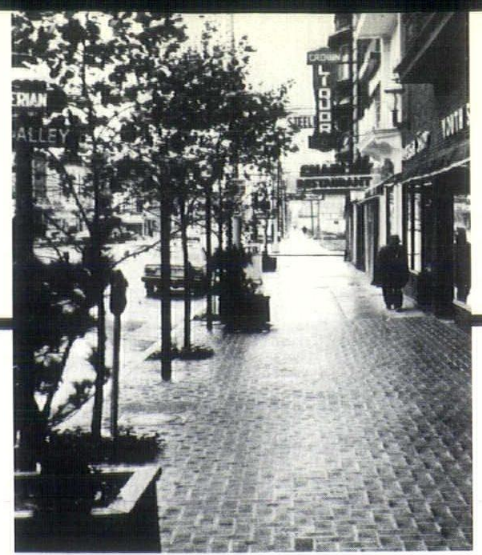
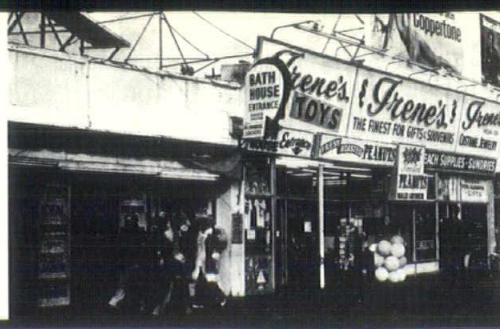


STRUCTURE OF THE CITY



NEIGHBORHOODS





prospects. Distrust of the business leadership is widespread among the general population. No one is very enthusiastic about the capabilities of the city government to provide leadership in the quest for a more prosperous and equitable community.

Even more troublesome is the city's lack of cohesion, especially in light of the wide spread recognition in the need for action and the multitude of proposals which have been made in the past. Before Atlantic City can act, its people need to come together.

## THE ECONOMIC SITUATION

The past success of the resort industry has developed such a highly refined single purpose political, social and economic society that it lost its flexibility years ago and resulted in a reduced capacity of the population base to cope with new economic realities. The four categories of suggested change are: One-Diversification and broadening of the economic base; a, broadening the

principal asset by increasing the number of hotel rooms, and improving the quality of the environment, and b, attracting new industries. Two-Change the sociopolitical structure to implement these suggested changes. Three-Eliminate discrimination, and four-Improve the physical image of the city.

This section of the study addresses itself to category one with the following recommendations: Develop a comprehensive Master Plan; Establish a vehicle to deal with investment interests and the city, a quasi-public corporation; Establish a system where the city would serve as a financial back-up vehicle; And support the efforts of marketing organizations concerned with the promotion of the city.

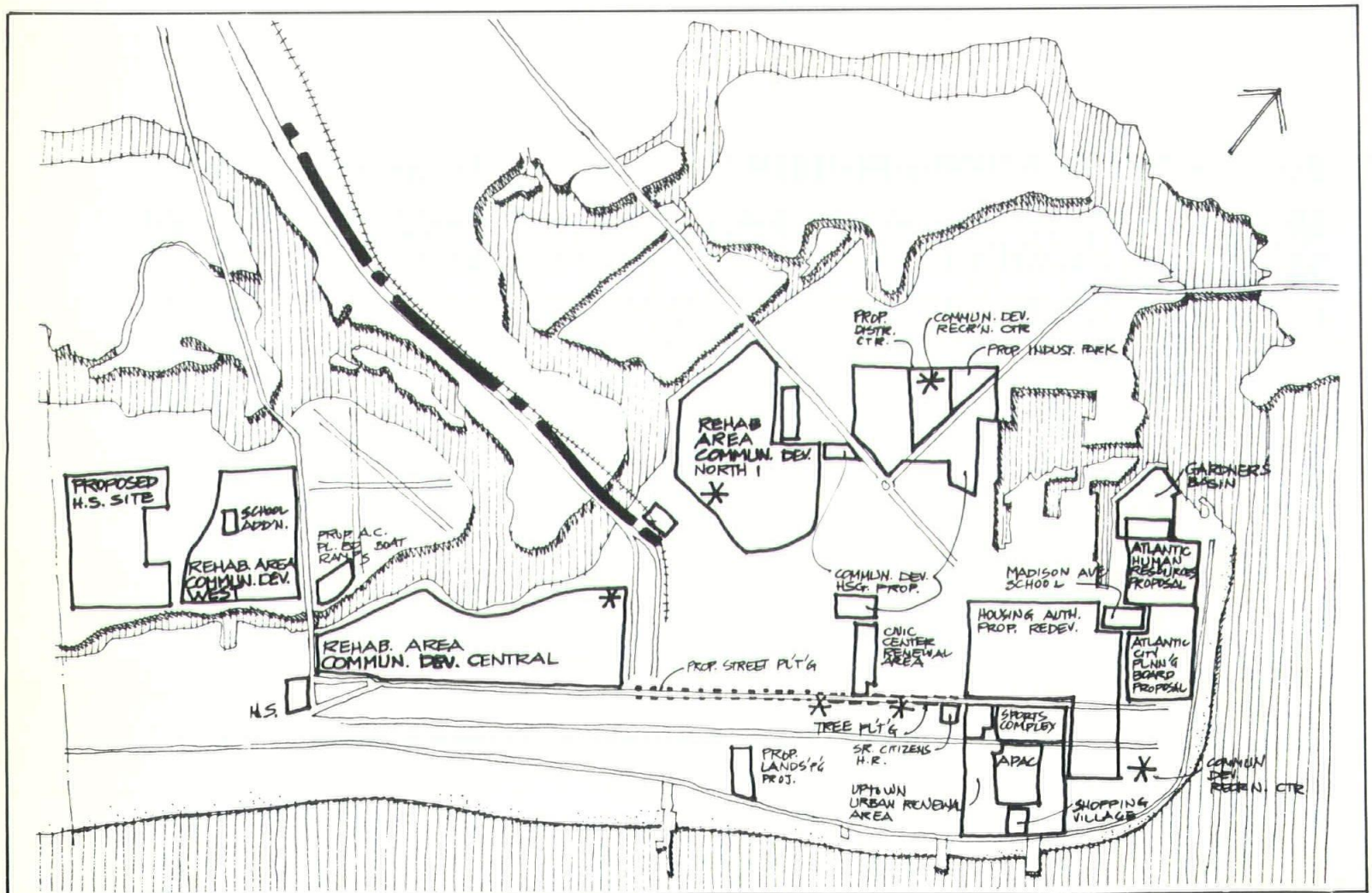
## LOCAL GOVERNMENT

The local Government is seen by many as a part of the problem in a lack of leadership, direction, effectiveness, and the neighborhood groups do not feel their interests are adequately

represented. A stronger, more accountable and more accessible city government is needed to develop and implement programs in concert with the city's multiple interests. To implement this report would necessitate establishment of a Development Coordinator in the Department of Public Affairs to direct and orchestrate the activities of all city and other agencies; and creation of Neighborhood Preservation Districts providing direct citizen involvement and facilitate coordination of public and private activities and manage community facilities.

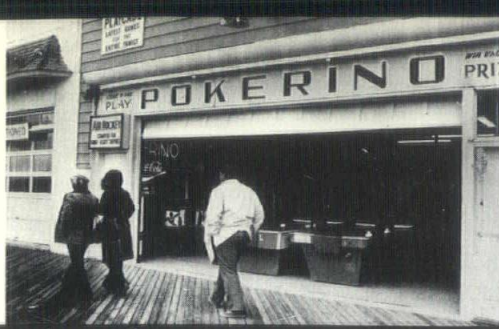
## BROADER CONTEXT

Atlantic City is not an island unto itself. Absecon Island is shared with Ventnor, Margate



PROJECTS





and Longport. The city is the urban core of the Atlantic City Metropolitan area, which comprises all of Atlantic County. Its specialized economy is particularly sensitive to national and international developments. Gambling casinos that would enhance the city's competitive position in the quest for tourists and conventions depend on approval by the State's voters. State action as well as federal funds, will determine the fate of improved rail connections to Atlantic City.

In both Trenton and Washington retrenchment rather than expansion is the order of the day so little help can be expected from these sources in the years ahead. These developments dictate local strategies that depend heavily on existing resources, suggesting changes that do not require major inputs from outside public parties.

## HUMAN RESOURCES

The residents of Atlantic City have revealed themselves, as a population with unusual development possibilities. For example, extensive experience in tourism and conventioning has rendered a sizable segment of the adult population experts in this field. A more equitable distribution of opportunities and a better use of the skills and abilities of the people will enhance the possibility of positive community actions in the following recommendations:

- The development of a school with training programs in hotel and restaurant management, retailing and exhibitions.
- The search for local employment and business opportunities for blacks and Puerto Ricans and the encouragement of ethnically oriented businesses.
- A review of the distribution of local and state government positions with respect to race, ethnicity and sex and the adoption of employment recruiting and hiring policies and practices which would reduce the inequities.
- The development of an Atlantic Performing Arts Center training program or school. The adoption of the proposal to apply the Urban Homesteading Act in the Northside community, specifically in the Inlet.
- The employment of blacks and Puerto Ricans in construction and public work in their communities in proportion to their representation in the population of Atlantic City.



BOARDWALK CHARACTER

- Establish bi-lingual educational programs for Puerto Rican adults as well as children.

## HOUSING

The recommendations concern areas throughout the city and are closely related to the primary natural assets of the city, the beach and the inland waterway. The housing recommendations include all income levels and wherever possible makes no income distinctions.

**Neighborhood Preservation** — Low-rise zoning is recommended for all areas except the commercial/hotel portion of the Boardwalk, where high rise would have the maximum use of available services. It is recommended that Neighborhood Preservation Districts be designated in the more stable neighborhoods starting with Chelsea, West Side, and Bungalow Park where the residents would be involved with neighborhood improvements, such as signs, lighting, and other amenities. Residents should press for low interest rehabilitation loans and a relaxation of present mortgage policies in these districts, and public intervention should at least match private interest and commitment.

Residential development of Inland Waterways is recommended since the waterway represents the only major opportunity besides the boardwalk for growth of new housing for middle and upper income residents. Also the Inlet Area

should be redeveloped by selective clearance, new low-rise development, and urban homesteading, all oriented to the uptown school complex and the proposed Gardiner's Basin development.

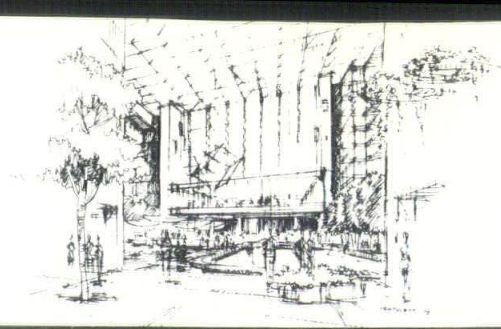
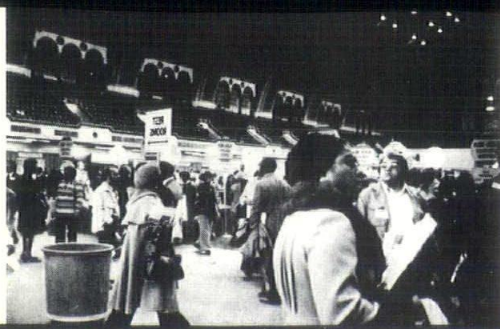
## TRANSPORTATION

While present capacities and demand may be adequate, several factors should be addressed which will affect the future quality and sufficiency in the system. Improve existing transportation service for transit dependent groups such as the elderly. Increase service in high intensity areas to reduce congestion, parking, and pedestrians. Encourage land use patterns which increase transit effectiveness. Utilize transportation activities more fully as an economic opportunity. Organize transportation terminal activities to increase convenience and minimize negative impact. Adopt parking policy which reduces negative impacts on visitor and resident improvements. Generally enhance and extend pedestrian parkways throughout the city.

## PHYSICAL QUALITY

Visual incoherence is evident throughout Atlantic City. In a climate of low growth expectations nationally, a concern about the quality of architectural and urban design may seem frivolous. But such a period allows for local stock-taking and preparation for a future period of increased building as well as more rigorous at-





tention to existing physical design assets. Recent design analysis of user needs and the relation between behavior and design suggest strong correlations between failure to provide an adequate set of amenities, and increased antisocial behavior, and public costs. Obsolete structures, enhancement of the natural setting and tree planting as well as attention to streets and other public paths and parking areas are listed as areas for improvement.

## PROJECTS

— ENTRANCES TO THE CITY — Recommendations include physical, aesthetic and ser-

vice improvements to all entrances to the city.

— THE BOARDWALK — In addition to capital improvements such as entrances, street furniture, design theme, maintenance and related amenities, there are three major areas of recommendations:

1. Legislative action is needed regarding the image of the prime convention/tourist area by zoning and controls of parking, signs, seasonal leases and absentee protection of property; relationship of adjacent private property; and gambling, if introduced to the economy, should be limited to commer-

cially zoned properties abutting the Boardwalk strengthening the existing activities.

2. Design Review Standards are recommended that incorporate timely government action.
3. Public Policies be determined with regard to; Boardwalk entrances, curb cuts in heavy pedestrian areas, quality merchandising on the Boardwalk, auto access and parking, transition from street to Boardwalk.

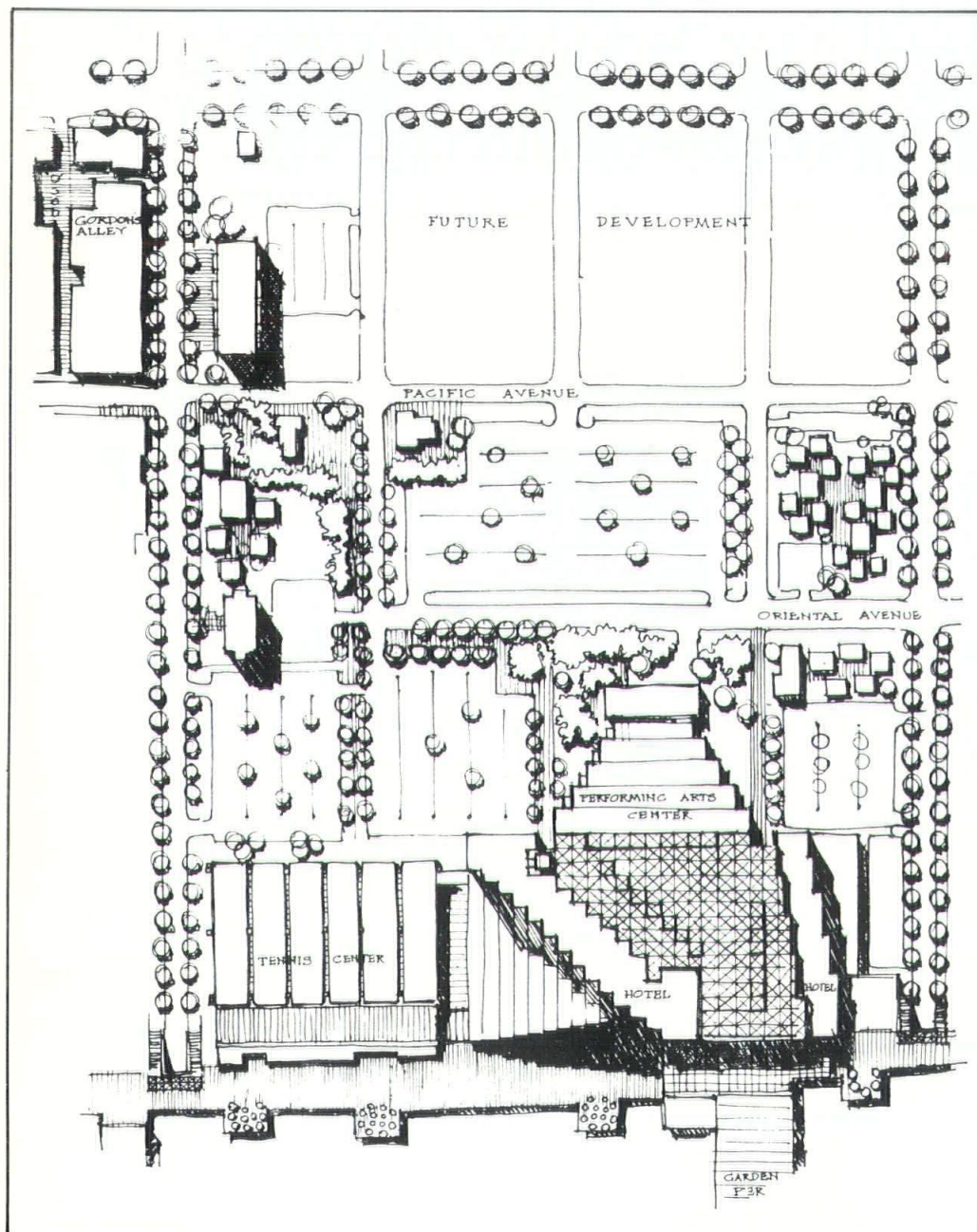
## — UPTOWN URBAN RENEWAL PLAN

— The urban renewal area should be developed to provide an anchor for the major hotel/business district of the Boardwalk. Whatever is provided should front directly on the Boardwalk at the first stage of development. Possible uses, as suggested in previous studies are, performing arts center, athletic facilities and new hotel construction. To maximize the public benefits provide a major public circulation path, a major and simply defined urban space (possibly enclosed), commercial frontage on the remaining portion of the site, and develop the portions of the urban renewal area towards Atlantic Avenue according to market demands.

## — ABSECON INLET REDEVELOPMENT

— There are a number of independent major proposed planning actions and approved projects located adjacent to each other at the northern end of the Inlet. The Gardiner Basin project is proposed to generate economic development relating to the historical and present maritime activity including a restaurant, shops, a South Jersey Seacraft Museum, a permanent berth for the "Flying Cloud," marine services, and parking. Immediately upland from this waterfront development is another project, recently proposed by the Atlantic Human Resources Inc., for residential redevelopment of approximately 40 acres for 1,040 new and rehabilitated housing units. The approved Uptown School complex is adjacent to both these projects and should be related directly to the housing renewal which it would presumably serve.

There are also existing opportunities. Captain Starn's is one of the most diversified commercial establishments in Atlantic City. It is a reasonable model for waterfront development. Bacharach Park is another amenity for both residential renewal and the waterfront development. It is also city owned and consequently a possible lever for development action. In addition to relocating the Atlantic City Transportation Company Bus Garage use to a more appropriate area, the team recommends a public path be developed from the end of the existing Boardwalk, at Cas-



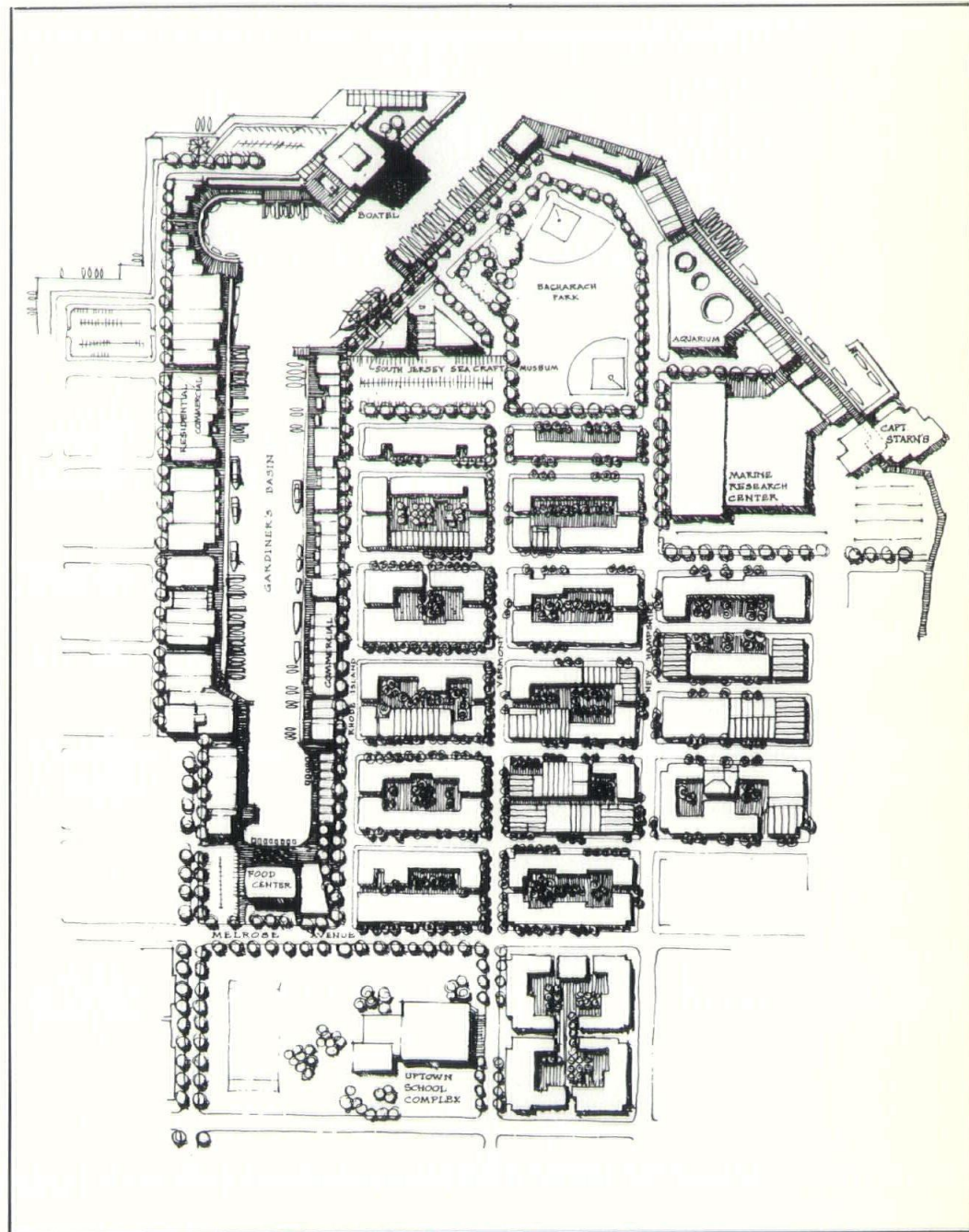
UPTOWN REDEVELOPMENT





pian Ave., to Captain Starn's and then all along the waterfront of the whole Absecon Development Area.

"In conclusion it is important to note that this is the one area where there is considerable interest from all segments of this divided city. There appears to be little conflict in their independent plans. There is a great opportunity to come together, if for no other reason than to advance their own individual goals. Through cooperation even more benefits can result than would be separately realized. Moreover, it is important that a cooperative venture of this kind be undertaken and succeed. Atlantic City needs successful endeavors that bring together diverse interests and perspectives. Absecon Inlet can be that success."



ABSECON INLET DEVELOPMENT PLAN

#### ACKNOWLEDGMENTS

Members of the South Jersey Chapter, New Jersey Society of Architects, whose assistance made the R/UDAT visit possible were:

A. Richard Saseen, AIA  
Robert J. Booye, AIA  
Martin F. Blumberg, AIA  
David Haining, AIA  
Harry Harper

Robert Weiss

Other members of the Host R/UDAT committee were:

Gerard Kauper, Atlantic City Convention Bureau  
Pete Krischer, Atlantic City Improvement Association  
Jules Gregory, FAIA, for providing valuable guidance throughout the program.

17 individuals, firms and organizations having donated or performed special services for this study.

40 local and regional organizations showing interest and cooperation.

300 Citizens and Officials whose active participation was part of this study.



# Municipal Land Use Law



(S-3054) Now formally Chapter 291 Laws of N.J. 1975 Approved January 14, 1976

After many years of struggle by professionals and lay planners to improve outdated zoning and planning statutes, a municipal land-use act was signed on Jan. 14, 1976, and will become effective in August.

The new statute incorporates basic state law on planning and zoning boards organization and proceedings, master plans, site plan review, capital improvement programs, subdivision procedures, zoning powers and planning regulations.

One may anticipate special articles to appear dealing with provisions of the Act, as well as special reports and information conferences discussing the Act carefully and in detail.

Several amendments were added in the Legislature to the original S-3054 as introduced in the Senate.

The new act will provide for four important land use objectives:

- ... to update and coordinate the regulation of land use in municipalities.
- ... to codify the municipal powers affecting planning and zoning subdivision and site plan review, planned developments and other land use controls into this act.
- ... to streamline the administration of land use regulations.
- ... to improve the role of municipal planning to insure the wise and proper use of land and the protection of the environment.

Architects and other professionals have helped to create a number of new techniques and development controls including site plan review procedures, planned developments and environmental controls. This act establishes the powers, procedures and general standards for site plan review and planned developments. The act provides for uniformity between comparable procedures and provisions for notification, time

periods of processing applications as well as composition and staff assistance to planning and zoning boards of adjustment. Procedures for the planning and zoning boards of adjustments are standardized and simplified with emphasis on expeditious handling of applications. Uniformity in rule making, meetings, hearings and notices are applicable to all municipal planning and zoning bodies.

Fourteen separate, and often conflicting, state laws have been repealed in part or totally, including the N.J. Planning Act of 1953, the N.J. Zoning laws of 1928 and the Planned Unit Development Act. The streamlining of the local process was developed in order to cut red tape encouraging the citizen board members to focus on the essentials of planning processes. Under these circumstances, the planning process may well be aided by the special skills of architects. The governing body is the appeal body on all decisions and actions of the planning board and zoning board of adjustment based on the record developed by the citizen boards.

Streamlining processes include specific rules and regulations affecting all development, including conditional uses (now under the planning board), site plan review, subdivisions ordinances, and planned developments (a term to include planned unit developments, cluster development, planned residential developments), including criteria for off-tract improvement, open space organizations and the creation of open space organizations which are applicable to subdivisions and site plan developments.

Included are revised and enlarged joint municipal powers, development controls and enforcement, if so provided in local ordinances, to provide agreements to establish regional planning boards and zoning boards of adjustment and might even include regional building officials and zoning officers to serve several municipalities. Agreements can be made to provide such joint municipal units with the remaining powers continued in existing established boards.

The following brief summary indicates some of the specifics in the Articles included in the Act.

---

## General Provisions Article I

The general provisions establish the public purposes for which the land use purposes have been adopted. Existing purposes have been expanded to include a revaluation and codification of present procedures and court decisions.

Extensive lists of definitions are included to describe and define existing and new uses of the terms and requirements in the Act to avoid inconsistencies and make for more precise meanings to the terms used; and provisions for rules and regulations for all types of land use controls for planning boards, zoning boards of adjustment and governing bodies, setting forth unifying procedures to be followed before these municipal bodies; and for rules and regulations setting forth meeting times, arrangements, time schedules and minutes; together with provisions for hearings, testimony, recordings, and uniformity for time schedules, provisions for notice and appeal to the governing body; and provisions for enforcement with references to permits, certificates and authorizations prior to the erection or use or occupancy of any development.

The organization and powers of the planning board are set forth in Article 2 including the memberships, (alternates are no longer provided for) hearings, organization of the board, powers and advisory committees and reference to the Environmental Commission.

The Master Plan Article 3 defines the meaning of the master plan with the recognition of the importance of defining goals and objectives which give over all direction to the orderly development of the community and to clarify and strengthen the relationship which exists between the master plan and the implementation of the



proposals in the master plan including zoning, subdivision regulations, the official map and capital improvements program.

Included in the master plan provisions: Statement of objectives, principles, assumptions, policies and standards, a land use plan element, housing plan element, circulation plan, utility service plan, communities facilities plan, recreation plan, conservation plan and policy statement indicating the relationship of the municipality to contiguous municipalities, county and surrounding environment.

In Article 4 — Capital Improvement Program and Project Review, the nature and content of the capital improvements program is extensively defined. Projects, developed in a six year program, shall be reviewed by the Planning Board in those communities where the planning board has adopted a capital improvement program as part of its master plan.

The official map in Article 5 may be adopted by the governing body to reflect the appropriate provisions of the master plan. The official map may include the designation of streets and drainage ways.

Many architects will find themselves involved in the legal process upon the adoption of Article 6 Subdivision and Site Plan Review and Approval. This Article expands the subdivision sections of the existing Planning Act to include the closely related land use control devices of site plan review and approval, planned developments and open space requirements. Included in this act the standards of review of planned developments and common open spaces related to planned developments and the existing powers of P.U.D. act are combined into an overall municipal land use enabling legislation section along with zoning, planning, site plan review, subdivision control and official map so that all means of exercising the important municipal function is discussed in one unit. This section developed in great detail relating to subdivision and site plan review requirements is worthy of special study.

#### Article 7 — Ancillary Powers of the Planning Board

The Planning Boards are granted powers to grant limited variances when reviewing applications for approval of subdivisions (on only 1 lot), site plans, and permits planning boards to act on conditional uses (previous special exceptions). This latter modification is based on the theory that a conditional use is more closely related to purely planning considerations.

The Article 8 Zoning generally follows existing law and case law. All zoning ordinances shall be based on an adopted land plan. Zoning powers are substantially as they have been in terms of authority to zone. Power to designate and regulate areas subject to flooding and flood hazard are included in this new act.

In Article 9 Zoning Board of Adjustment, the organization and powers of the zoning board of adjustment are outlined. These areas are substantially the same as under existing law and case law with the following exceptions: no alternates are required; board will consist of 7 members and may be provided with staff and technical experts similar to the planning boards; zoning board may approve a use variance by a vote of 5 members, however action of zoning board of adjustment would be subject to appeal by governing body. In minor subdivisions improvements may be required; time periods are clearly set forth for preliminary and final subdivision approvals including rights and obligations of developer and the municipality; this article provides a detailed statutory framework for the important land use control of site plan review and approval and including provisions for preliminary and minor site plan review and approval and final site plan review and approval including substantive standards.

In Article 10, Joint Exercise of Powers of Planning and Land Use Control; joint administration by several municipalities of all aspects of planning and zoning. Thus, several municipalities may arrange to have a joint building

official, joint zoning officer and other joint administrative officers, joint planning board and zoning board of adjustment.

Periodic Reexamination of Municipal Plans and Regulations are provided for by the general reexamination every 6 years of the municipalities master plan and development regulations and for the preparation of a report on the findings. The reexaminations in Article 11 included in the act is a provision that the prohibition of development in order to prepare a master plan and development regulations is prohibited. However, interior zoning ordinances may be adopted and shall be valid for no longer than 1 year.

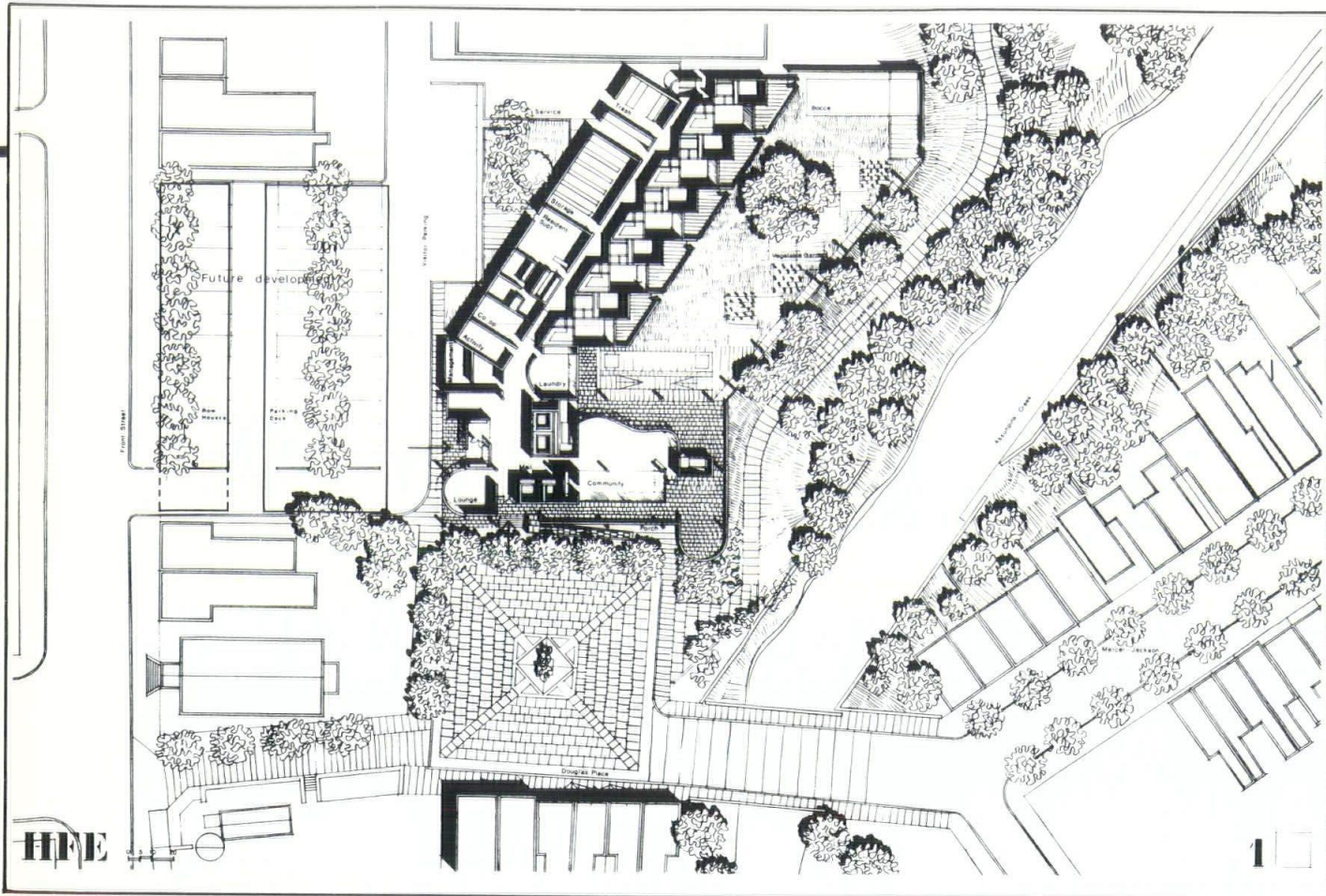
Article 12 Severability, Construction and Effective Date contains the standard provisions generally afforded legislation for the promotion of general welfare. The act will become effective in August 1976 in order to allow for changes in procedures within the municipalities or until the municipality exercises the authority delegated by this Act to regulate development, whichever comes first.

All existing board member terms will continue in office until the completion of their appointed term. Any new appointments or reappointments shall be for a period of 4 years.

This Act is designed primarily for municipal planning and land use controls. State and County government Controls are developed in separate statutes. It is primarily a procedural act, designed to improve the administrative programs of the Municipality and as such will provide more efficient and economical government land use control. The Act should be carefully studied by all professionals.

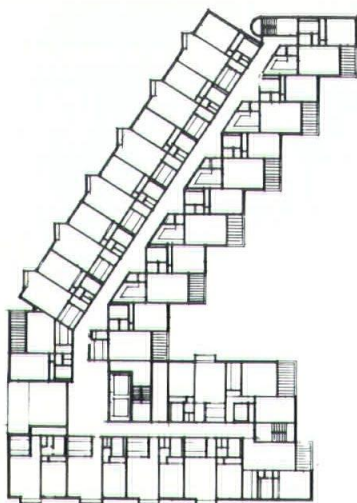
*Harry A. Maslow A.I.A./A.I.P. Architect/Planning Consultant, Chairman of the Municipal Land Use Law Drafting Committee of the New Jersey State League of Municipalities and New Jersey Federation of Planning Officials.*



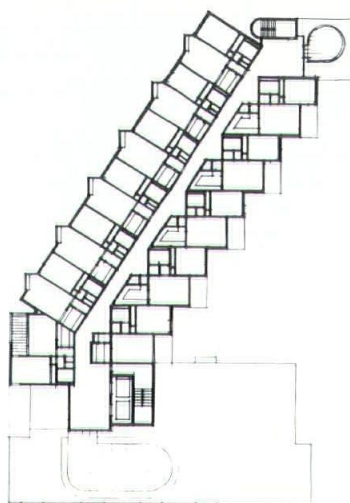


Housing for The Elderly Competition  
Architects Housing Company  
First Prize  
Geddes Brecher Qualls Cunningham  
Architects, Princeton

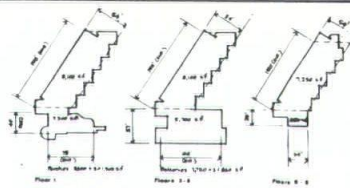
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Architects, Princeton



Floors 2-5



Floor 6-8

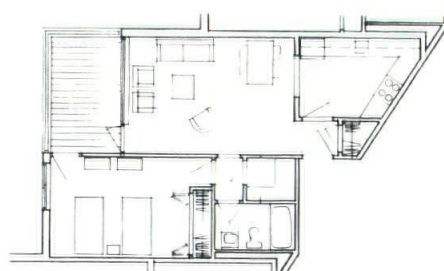


Building Areas

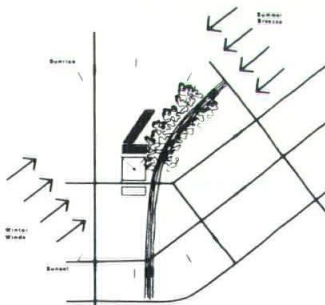
1. Total Building Area	32,200 sq. ft.
Floor 2 through 5	11,400 sq. ft.
Floor 6 through 8	10,400 sq. ft.
Floor 9 through 10	10,400 sq. ft.
Basement - finished (including parking)	1,000 sq. ft.
Basement - unfinished (including parking)	1,000 sq. ft.
2. Total Building Area	32,200 sq. ft.
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Apartment Type 1



Apartment Type 2



Environment



# Architects Housing Competition

## Central Chapter, NJSA, Is Building, And Will Own, Housing for Elderly in Trenton Renewal Area

"There is a sincere desire on the part of the (Central) Chapter to be completely involved in major issues that affect today's society. The shortage and quality of housing is an obvious existing major issue. Because of the architect's daily professional contact with this field of construction he may not be able to affect the amount of housing, but perhaps he can and should exercise some effect on the quality of housing." — John M. Zvosec, AIA, president of the Central Chapter, in a statement June 20, 1974.

Moved by this philosophy, the Central Chapter, a constituent of the New Jersey Society of Architects, embarked two years ago on the first program of its kind in New Jersey and perhaps only the second in the country (the other known project being in Utica, N.Y.) — to sponsor the design and construction of housing for the elderly and thereafter to serve as its owner and landlord.

The Chapter's motives in assuming a non-profit and entirely voluntary task likely to last for several decades, as explained by Zvosec: "The Chapter will be helping face the critical housing problem that exists relative to quality and quantity; they will be helping themselves, since a member of the Chapter will end up with the commission; they will be helping the profession, since this may snowball into other projects by other chapters, and above all, they will be helping people — which we always attest is our desire, but seem too often to fall short of the goal."

Accordingly, Zvosec appointed a committee to investigate the proposition, and a final report was handed up in September, 1974. The document reflected approval and enthusiasm by all concerned — agencies from which the Chapter would need assistance, as well as individuals. In particular, the New Jersey Housing Finance Agency and the Trenton Department of Planning and Development appeared eager to proceed.

The committee selected Trenton as the project location because it was the state capital and the largest city in the Chapter area; because it has critical housing and urban renewal problems, and because it could offer a cleared urban renewal site for the purpose and no front money was required.

The site was in the historic Mercer-Jackson Urban Renewal area, adjacent to the central business district and close to Trenton Commons and state, county and municipal buildings. All signs augured well for the Central Chapter's ultimate design.

The housing company incorporated in November, 1974, and engaged David Friedman and John J. Lynch as its attorney and housing consultant, respectively, and received a welcome \$75,000 in "seed" money from the State Department of Community Affairs.

With everyone captured by the idea, and the way apparently cleared for initiation of the project, the Chapter formed the Architects Housing Co., Inc., to handle affairs and launched a competition among Chapter members for a winning design. At the same time, the Chapter transferred \$7,000 to the AHC, \$6,000 of which was to serve as first, second and third-prize money in amounts of \$3,000, \$2,000 and \$1,000, respectively, and \$1,000 to pay for expenses.

Thirty-nine architects signified interest by requesting applications. Twenty-six entries were returned. First prize, awarded by an out-of-state jury, went to the Princeton firm of Geddes Brecher Qualls Cunningham.

The jury was unanimous in selecting Geddes Brecher Qualls Cunningham. Among its reasons were: "... an excellent site plan with clear and strong relationships to the water and Douglass Square. (The water refers to Assunpink Creek, which runs through the development; Douglass Square is a parcel to be developed as a town square at the corner of S. Montgomery and E. Front Streets.)

"The architect has a clear understanding of urban development patterns and has designed a logical sequence of development activities for the total site.

"The (Mill Hill) park follows the master plan for the river park system in a clear way. The architect uses the community rooms as the transition from the public space at Douglass Square to the semi-private, green, residential park space in an ingenious way. The scheme has livable apartments, an efficient gross-floor area and is very buildable."

Joseph N. Wirth, AIA, of Trenton, president of the Architects Housing Co., said the Princeton firm was awarded the commission and present date submissions follow closely the competition design concept.

The AHC selected the Costanza Contracting Co. of Pennsauken as the general contractor. As of mid-February the project was at the stage where the AHC awaited approval of schematic drawings by the Housing Finance Agency.

The plan provides for 120 unfurnished one-bedroom apartments. The total development cost, which will include 1.2 acres of land as well as fees and construction, will cost an estimated \$4.4 million, which includes repayment of the money advanced by the Department of Community Affairs. The remainder will be furnished by the Housing Finance Agency through the sale of 40-year, tax-exempt bonds.

Since senior citizens, who will become eligible for residence at the age of 62, will be charged rentals equal to 25 per cent of their incomes, the remainder required to operate each apartment will be subsidized by the federal Department of Housing and Urban Development. Based on incomes, the rentals thus will vary. For example, if each apartment costs \$396 a month to operate including utilities, as is now anticipated, and the dweller pays \$100 a month, the HUD subsidy would amount to \$296 per apartment.

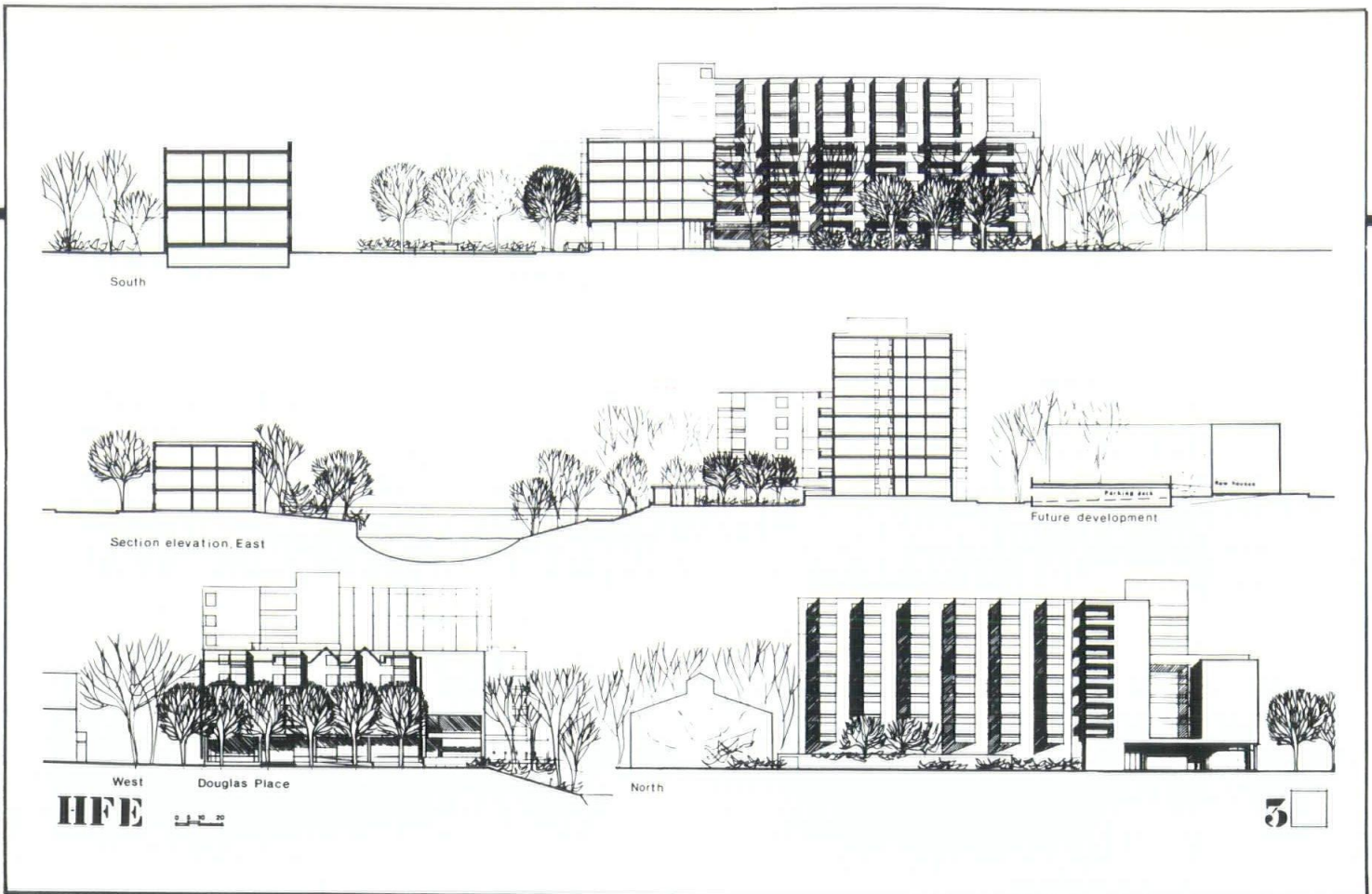
"If we collect more in rentals than its costs to run the building," Wirth said, "we will have three possible choices. One would be to place the excess in reserve in the event of equipment breakdowns. Another would be to make early payments on the mortgage held by the Housing Finance Agency, and the third would be to reduce the rents."

The tentative groundbreaking date is July 4, and occupancy is scheduled for 1978.

Philetus H. Holt, III, AIA, Vice President of A.H.C., stated that an architect can be instrumental in owning and operating a human and humane housing environment.

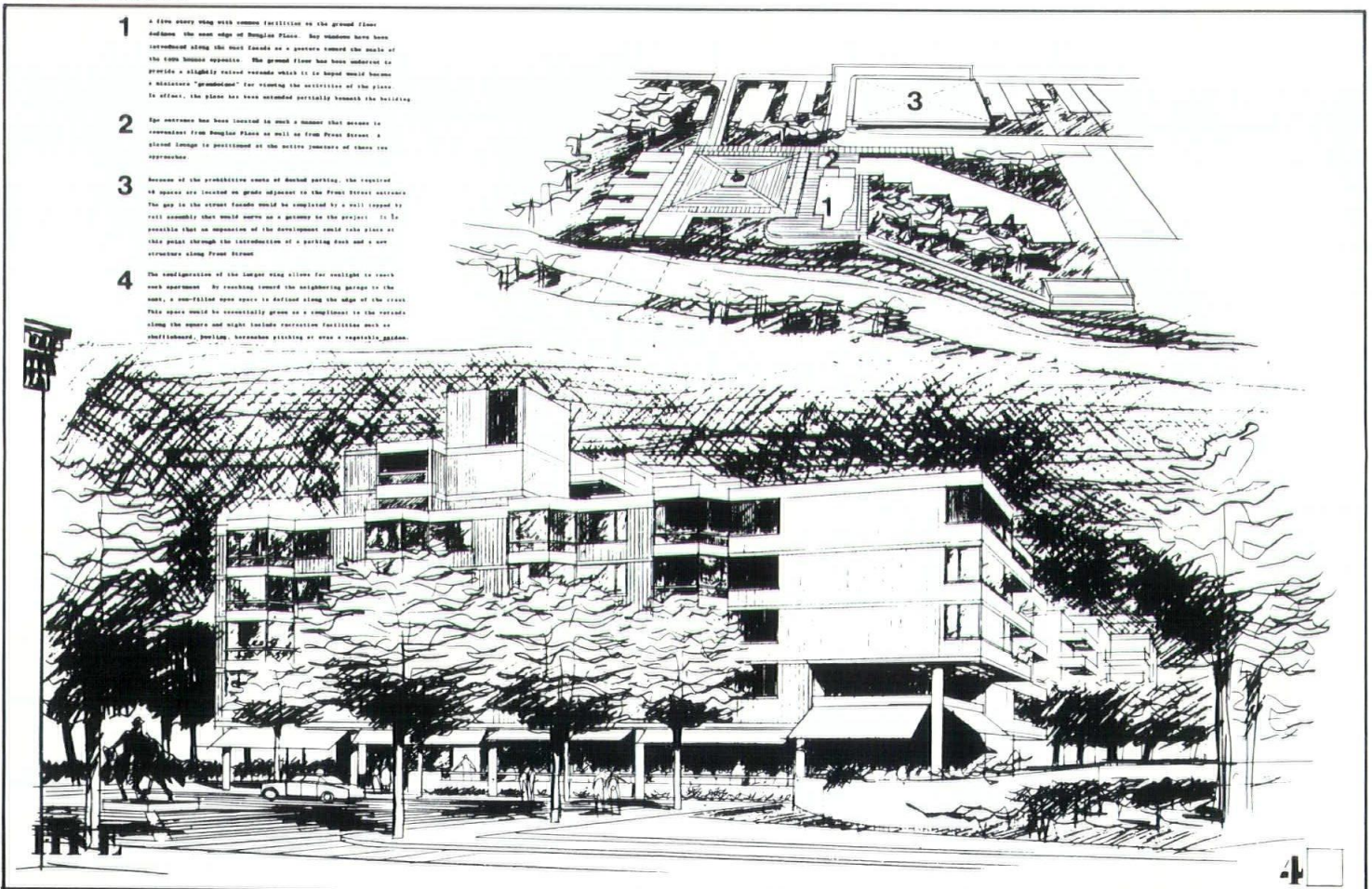
"When completed," Wirth said, "the buildings will show that good design can be accomplished on a restricted budget."



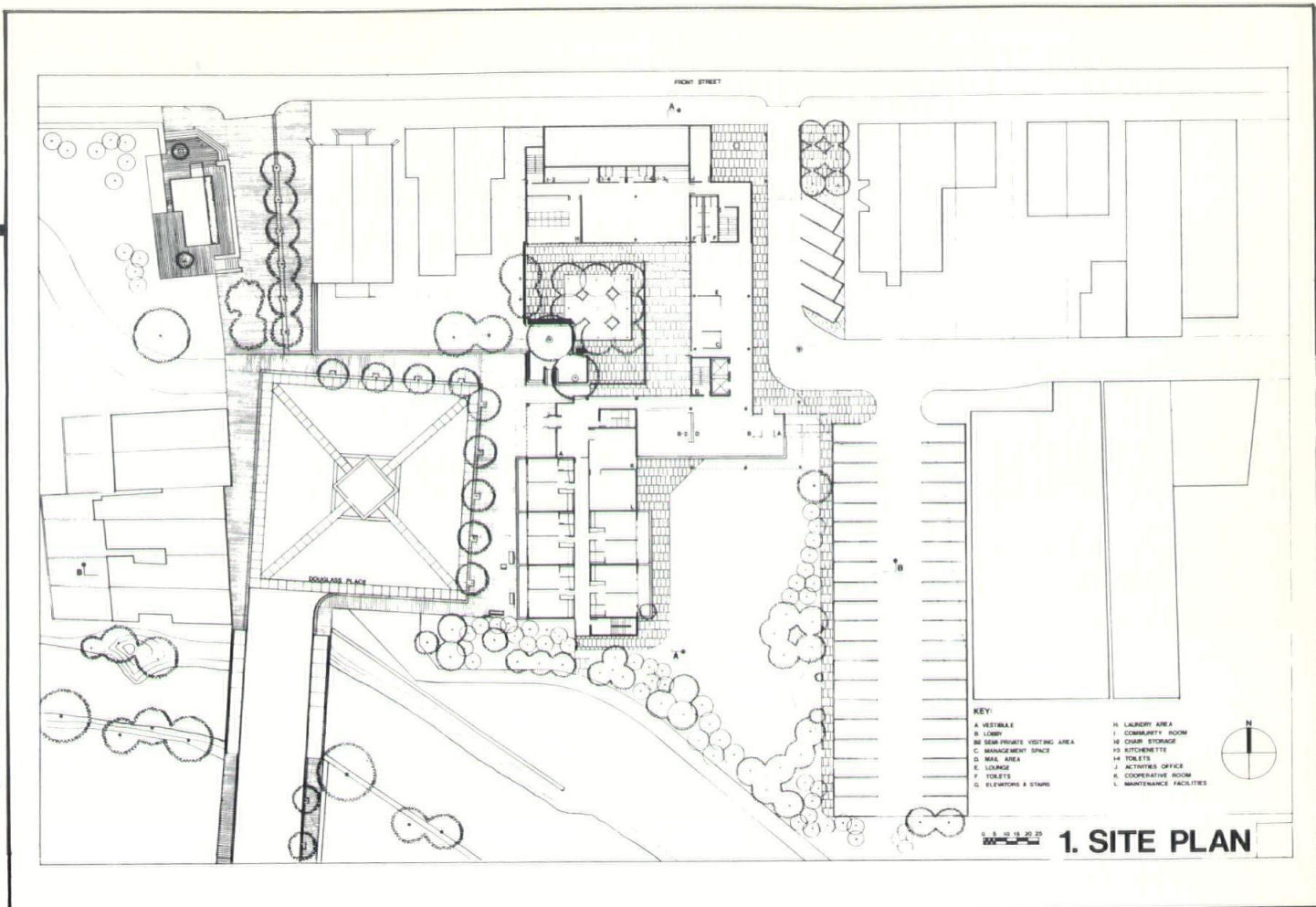


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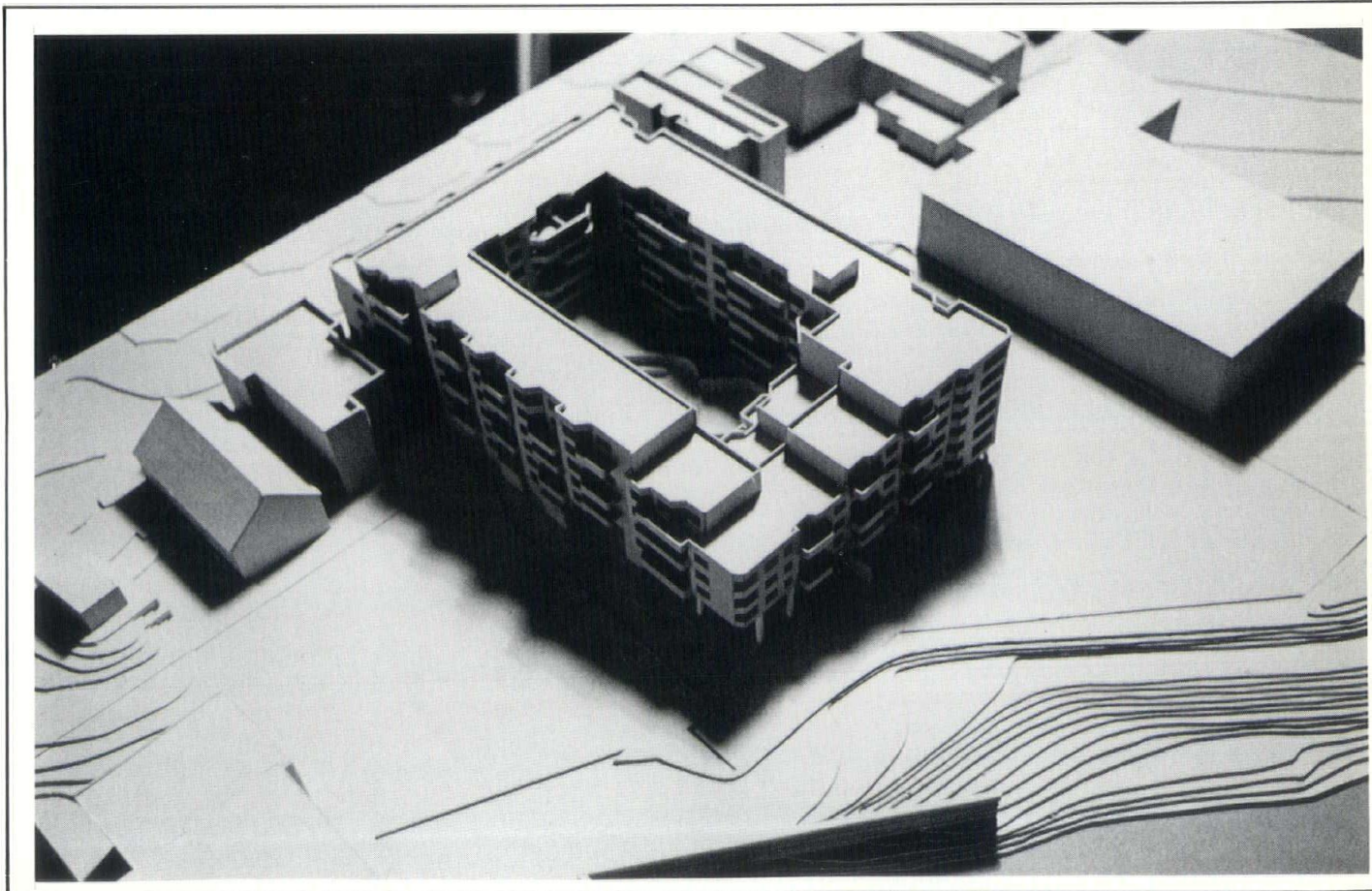






Housing for The Elderly Competition  
Architects Housing Company  
Second Prize  
Fred Travisano, AIA, Trenton

Housing for The Elderly Competition  
Architects Housing Company  
Third Prize  
John S. Rhoads AIA and Bernard Rothzeid AIA





# "A Dream Come True"



## New Building at FDU Houses Construction Management Trainees

Joseph L. Muscarelle, Sr., puts his money where his heart is.

In the Broadway musical, "Gypsy," the character of Rose, whose signature was "I had a dream . . ." was echoing Mr. Muscarelle who also had a dream, one which he has now shared with Fairleigh Dickinson University.

Both dreams came true. For Mr. Muscarelle it was the construction and equipping of a three-story building on the Teaneck campus that houses the university's four-year program in engineering technology (construction option). The \$1.4 million Jos. L. Muscarelle Center for Building Construction Studies was dedicated in October, after a year in the making, and accommodates 50 sophomores at present in the second year of the program. Joseph L. Muscarelle, Inc., founded by the donor nearly 50 years ago, was the general contractor.

According to Dr. Wallace Arthur, Dean of the College of Science and Engineering: "There was a real need for the building. The program started in September, 1974, and we were squeezed for classroom space. Even if the program were to have failed (and so far it has succeeded beyond our expectations), there would have been many uses for the building."

The structure provides a solution to a problem that has bothered the industry and educators for years — how to obtain and train management personnel with the right balance of academic knowledge, construction know-how and business acumen.

Mr. Muscarelle himself best sums up the philosophy behind the program and the structure that houses it: "Traditionally, architects are trained to design buildings, engineers to support them structurally and mechanically, and landscape and interior-design specialists to adorn them. But we've never attempted to teach anyone how to put these elements together soundly, in a workmanlike manner, economically and within a reasonable frame into what we call a 'building.'"

An AIA-approved design competition was held, with Allen E. Roberts, AIA, as professional advisor. A panel of jurors consisting of Bernard Grad, FAIA, of the Grad Partnership in Newark, Prof. Anthony J. Adrignolo of FDU and John Burgee, FAIA, of Philip Johnson and John Bur-

gee, New York, selected the solution of the Newark firm of Corbett-Thornberg-Stechow-Jordan from among 28 entries throughout the state and the university commissioned this firm to prepare construction documents for the project.

In addition to the contract, the Newark firm was awarded a first prize of \$4,500. The second prize of \$1,000 was won by Crowther, Valk and Keown of Montclair, and the \$500 third prize went to the Clifton firm of Neal M. Tanis and Frank Richlan.

The structure is supported on steel H-piles driven to an average depth of 125 feet. Lower level floor slab and below grade walls are of reinforced concrete. The entire building frame is fire-proofed structural steel with concrete fill on metal decking for intermediate floors and rigid insulation with built-up roofing on metal decking for the roof.

Exterior walls are four-inch brick and four-inch concrete masonry units with a two-inch cavity. Interior partitions are exposed masonry units, except in office areas where metal stud and gypsum wallboard partitions have been used for flexibility.

Vertically pivoted windows in classrooms are deeply recessed in bold overhangs for shading and reduction of the air-conditioning loads. Slanted skylights provide natural lighting for lower level laboratories. The building is completely air conditioned.

The main floor contains faculty offices, a conference room for meetings and seminars and a tiered lecture hall seating 184 people and equipped with audio-visual, closed-circuit television and demonstration facilities.

The lower level houses laboratories and computer facilities. Two teaching/demonstration labs each accommodates up to 20 students, as well as substantial storage, equipment and work areas. One lab is primarily for soil mechanics. The other is for utilities and machineshop operations so that students may gain experience in building components and systems.

Five classrooms and a large drafting room with natural light from a northern exposure are located on the second floor. This extends out over the main entrance of the structure to provide shelter and give the building a distinctive, at-

tractive, irregular shape.

The classrooms have provisions for audio-visual equipment and closed-circuit TV reception. Rooms are so sized as to accommodate tables rather than tablet armchairs, since tables are more conducive to the use of plans, maps, handbooks and reference materials. Also, according to Dr. Arthur, the building is used for educational programming and seminars for the industry, both self-sponsored and presented by FDU.

The building is located on a steeply sloping embankment above a plain adjacent to the Hackensack River. Visible from adjacent highways, it is softly lighted at night. Its attractive plaza has a multi-level approach that will be extended into a large commons in the future.

The structure was designed to reflect its plan and purpose. No specific attempt was made either to blend it with neighboring buildings or to compete with them architecturally. As a result, the Muscarelle Center is distinctive, yet comfortable in its surroundings.

The construction-option program, which leads to a bachelor of science degree, is the only one of its kind in New Jersey and one of the few in the country.

The two main curriculum areas are technical and managerial. Students begin with a combined curriculum of humanities, mathematics and technical courses. Surveying and computer analysis are among subjects studied during the first year. Gradually, more construction and business courses are added. By the time students reach the fourth year, the curriculum is completely construction-oriented.

The aim is to combine diverse technical and managerial skills into one program that will provide the student with a base for developing into a knowledgeable construction professional. The primary objective is the evolution of a student well-grounded in design, engineering and construction economics, and in the organizational ability to orchestrate these disciplines into the complex product called "a building."

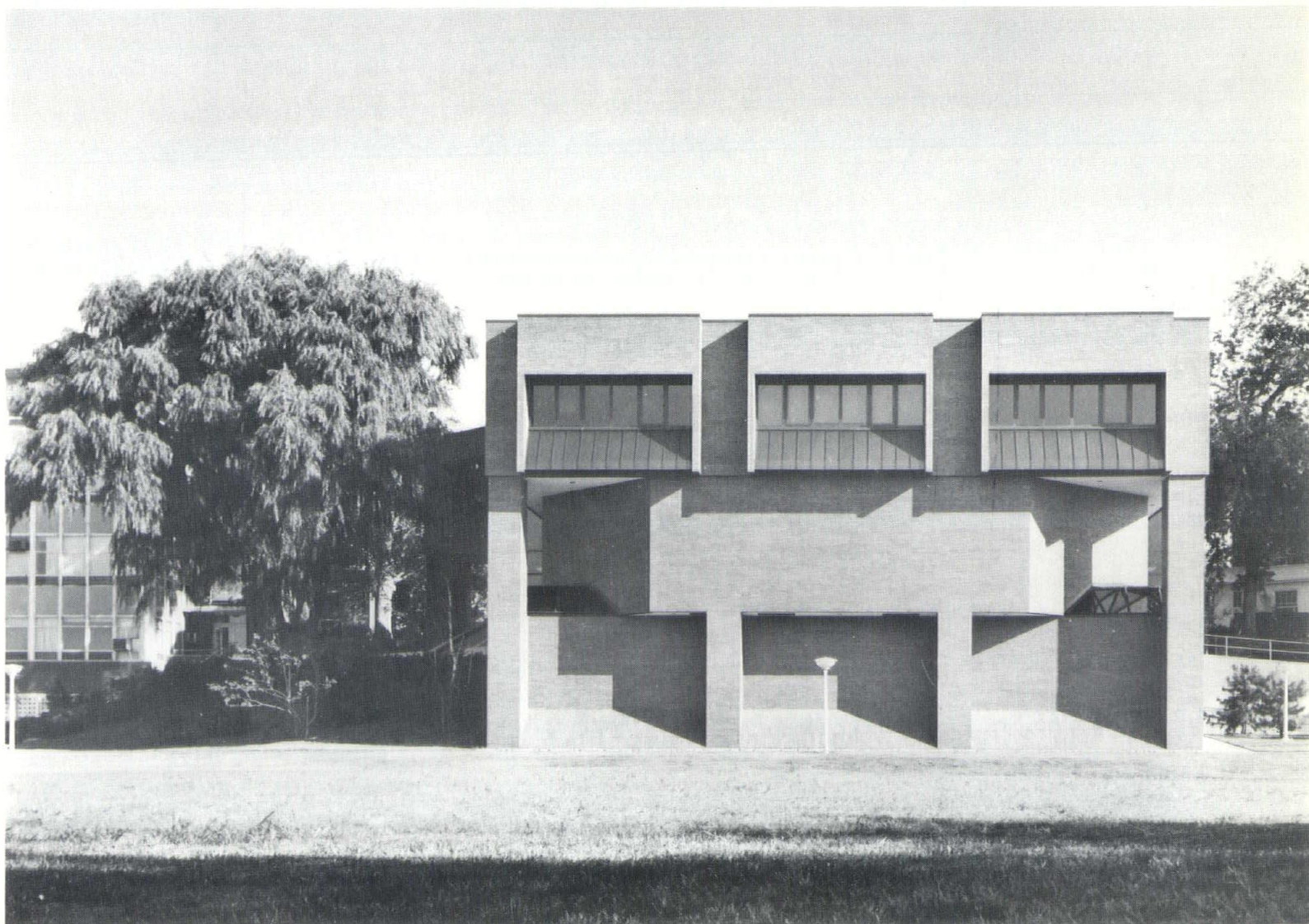
Editor's Note: Richard Jordan, a member of the firm that designed the Muscarelle Center, suffered a sudden and untimely death October 6 at the age of 40.





JLM Center, FDU Teaneck, N.J.

West View from Hackensack River







1



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"A private pleasure ground to be freely used and enjoyed as a place of resort and amusement." Thus the original developer, Llewellyn S. Haskell (1815-1872) described the residential park he created out of the land he purchased in the Orange mountains approximately 12 miles west of New York City.

Haskell, a New York drug importer, loved natural wild scenery, mountains and forests and desired to live among such elements. In 1853 he purchased 40 acres in West Orange at Eagle Rock, elevation 600 feet, which afforded an unequalled view east of New York City. He hired an Architect, Alexander Jackson Davis, who converted an existing farmhouse for Haskell's use and added a round stone addition. He called his house "The Eyrie."

Content with his style of living and wishing others to share these advantages with him, Haskell convinced friends to purchase additional land for a private residential park, all "to be laid out in the natural style of landscape gardening." "Country houses for City people", was the phrase he used. What emerged from this was the first example of a planned urban community. One of the original purchasers of property was Wendell Phillips Garrison, son of William Lloyd Garrison, the famous Abolitionist.

By 1860 the land had increased to 500 acres including a 50 acre natural park called "The Ramble", a prototype for the interior open space now found in new planned communities. These acres were deeded to three Trustees, elected for life, who were charged with the supervision and maintenance of "The Ramble". A covenant was drawn-up restricting each house to no less than one acre and allowing no trade or business buildings. A Committee of Managers consisting of not more than nine members was established who would maintain the communally owned land, roads and utilities. There was also a deeded covenant which required property holders to pay a \$10 tax yearly per acre to be expanded by the Trustees for repair and maintenance. However, with the escalation in costs, the 150 families who presently live in the Park vote an annual supplementary assessment. Each property Owner is allowed one vote per acre of land owned.

The early houses in the community were designed in the picturesque style with a wide variation in the designs. Many of the original houses were designed by A.J. Davis who at that time was the leading designer of romantic style country houses in America. In 1837 he published a book of his designs entitled "Rural Residences". Several of the houses he designed are still in Llewellyn Park although altered through the years. The round gate lodge of natural rock at the eastern entrance to the Park was designed by



# Llewellyn Park Revisited

By David R. Dibner, FAIA

Davis in the style of "The Eyrie". The Davis designed house which has remained almost in its original form is the "Gothic Cottage". It was originally designed to be constructed in stone but was modified into wood. One of the early Owners of this house was James Miller McKim who was the father of the famous Architect, Charles Follen McKim. Another Davis designed house is "Castlewood", built in 1857. While altered considerably in the intervening years, the two massive towers of rough hewn trap rock from the Park's quarries are of the original design. The house is set into a hill and has a long cloister. It is presently occupied by Frank J. "Pat" Dodd, New Jersey State Senator.

"Glenmont", the former home of Thomas Edison, now an historic landmark, is also situated in Llewellyn Park on a thirteen acre tract. Several other members of the Edison family presently occupy homes in this area.

What of Llewellyn Park now? How well have the passing years treated this grand experiment?

Unfortunately the impact of our modern civilization has in some aspects been unkind to the development. For instance, the area which had increased to about 750 acres by 1870 (about the size of Central Park) was reduced to 420 acres by the intrusion of Route 280 which cut off a sizable section of the Park. Further, the noise of the passing traffic can often be heard amid the otherwise tranquil winding ways of the development. In addition, as a result of the escalation in costs and the limited availability of help, attempts to maintain many of the larger landscaped lawns and formal gardens have been abandoned. As a result the lovely features of a number of the private estates have been lost.

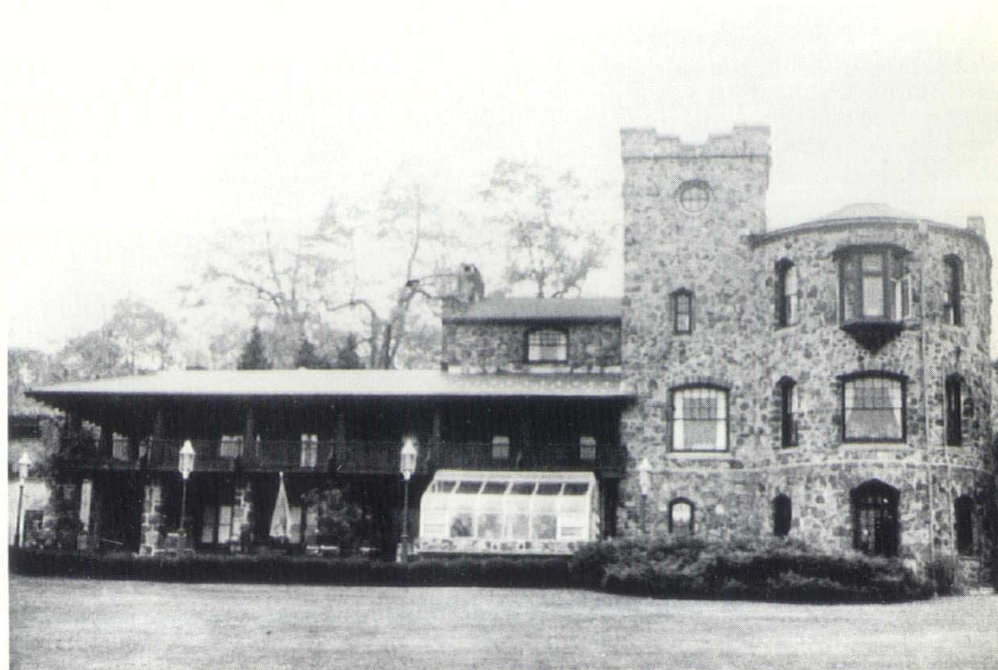
A present day tour of the area still reveals large houses in styles ranging from colonial through collegiate gothic to the baroque of the late nineteenth century. No contemporary style houses are evident. The woodlands of the common parks still remain in a natural state filled with hemlock, beeches, rhododendron and dogwood, with small rustic bridges spanning ravines. As they were originally designed, the paths and roadways still meander through the area. In all, there still remains the evidence of a rustic and romantic life style which is difficult to find in our modern times. In fact, it appears that the passing of almost a century and a quarter has increased the natural beauty of the landscape as a result of the maturity of the trees and other plantings.

On balance, this first romantic suburban community still seems to be a good place to live — and not only for people. A dog census taken several years ago showed that this development had the third largest per capita dog ownership in the country.

- 1 — Gatehouse
- 2 — Gothic Revival Residence
- 3 — Edison House
- 4 — Scenic Landscape
- 5 — Castlewood



4



5

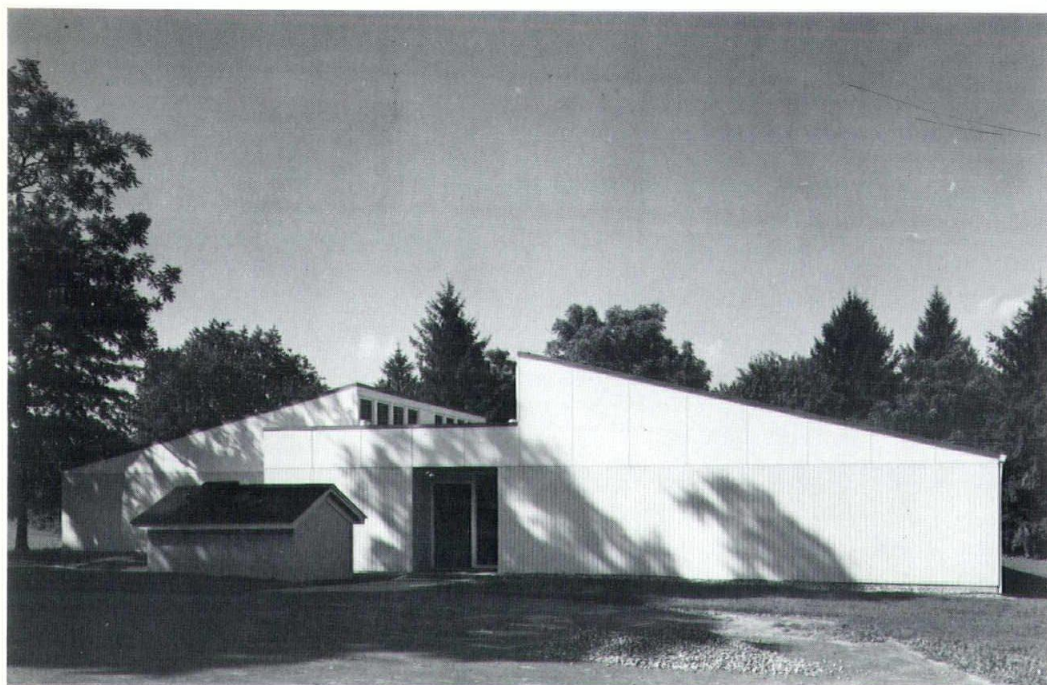


# Office Profile

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1. — Corporate Headquarters, Level Line, Inc., Lakewood, New Jersey
2. — "Upper School", Chapin School, Princeton, New Jersey

## Robert Earl Sussna AIA

Princeton, N.J.

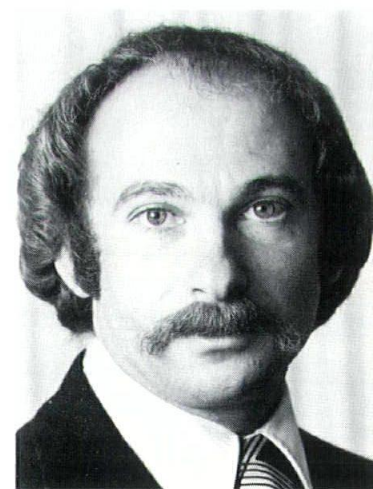
Our firm tailors its services to the unique needs of a diverse range of public and private clients.

We believe that architecture is a continuous process of balancing the advancing technology with the creative and meaningful manipulation of space and form. Technology is used as a tool for sensitive design, rather than as a substitute.

The process can be seen as *starting* with the

analysis of completed projects. At this point "real-world" concerns are introduced, the requirements of the new project are analyzed, and priorities established. Then design begins.

Alternative solutions are presented to the client in order to assure his agreement. By this process the seeming conflict between art and technology is resolved, as differing fibers are woven into an integral fabric.





## Ballou • Levy • Fellgraff

Ridgefield Park, N.J.

Since its founding in 1936 by the late L.F. "Bus" Fellgraff, the firm has worked closely with each client to deliver a project uniquely suited to his needs.

This tradition of personal service is carried on today by the firm, now Ballou-Levy-Fellgraff, Architects and Planners. From inception to occupancy, a project is personally managed by one of the partners. Always accessible to the client, the partner-in-charge gains a thorough understanding of project requirements and integrates the services of the staff with engineering, landscape, estimating and specialty consultants. The value of this process to both corporate and public clients is indicated by the fact that more than half of the practice consists of repeat commissions.

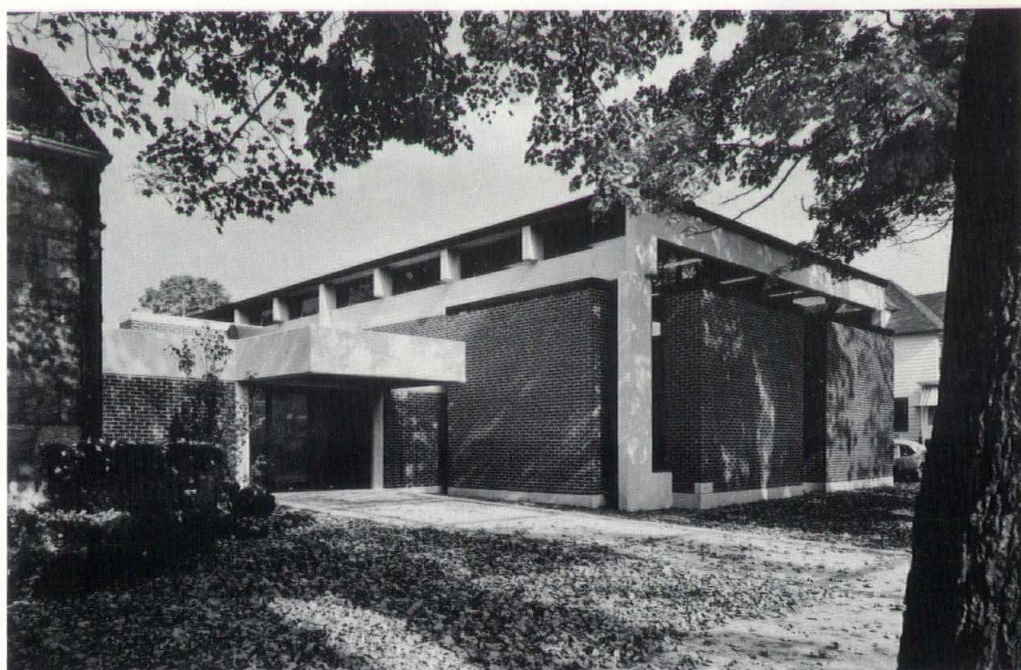
Believing in the merit of adapting fine, older buildings to new uses, the firm in 1958 acquired a former railroad station to use as its office. The renovation of this building received an award for design excellence from the New Jersey Society of Architects.

Corporate offices, banks, laboratories, industrial buildings, schools and other public buildings comprise the major part of Ballou-Levy-Fellgraff's diversified practice. Energy conservation and the use of alternate energy sources are important considerations in their approach to design. In addition to basic architectural, planning and interior design services, the firm specializes in master planning and pre-design analysis. These additional services help a broad range of clients define their immediate and future needs and establish an orderly sequence for their building programs.

Concerned primarily with human values, the architects see a project as an entity which should satisfy use requirements and provide a stimulating environment for the people it serves.



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- 1 — Right to left — Alan Ballou, Edward Levy, Jon Fellgraff  
 2 — Addition to Suffern Free Library, Suffern, N.Y.  
 3 — Computer Center & Branch Office, Midland National Bank/Citizens, River Vale, N.J.



# POST SCRIPT — R/UDAT, hope for the future!

by Cassandra A. Carroll, AIA

R/UDAT can attribute its growing popularity to the very essence of its own objectives: "...to support local AIA Chapters in their efforts to improve the physical design of their communities..." There are lots of success stories in individual cities across the country, but the biggest success of all is the reception and relationship of R/UDAT and the local AIA Chapter members, who are at the very core of the program. To these architects, R/UDAT is a finely polished gem of their own (AIA) creation which is confidently shown off to the public and private sector together, accompanied with much fanfare and local publicity. There is a certain amount of reflected glory directed at these deserving, hardworking architects, and they are enthusiastic at the progress of this program in bringing architects into the planning process in their own communities.

The new Chairman of the Urban Planning and Design Committee of the AIA, Jules Gregory, FAIA, Princeton N.J. Architect, is just as enthusiastic at the success of the program nationwide. As an indication of its sweeping achievement, there were twelve R/UDAT Studies completed last year, four to date this year, and 40 requests await processing as of this writing. This dramatic number of requests is certainly an indication of the acceptance of these planning studies, as well as indicating the success of the entire R/UDAT program as it now stands.

The two New Jersey municipalities which have sought this planning assistance both have a very different response to the study. In Long Branch, John Orosz, AIA, feels that the visit, a year ago, was a success in that the R/UDAT study confirmed and expanded the planning process already underway. Although the communications gap which existed then, between the general public and the civic officials, still exists, the study provided the town officials with a confidence in their continuing planning procedures. Atlantic City, on the other hand, is busy implementing the recommendations of the study in a more tangible way; organizing Neighborhood Preservation Groups as a link between the citizen and the local government, and setting up a quasi-public Development Corporation to deal with investment interests and the city. Richard Saseen AIA, views these initial steps as a commitment on the part of both the citizens and civic officials to the recommendations of the study.

In today's atmosphere of general economic distress R/UDAT provides a service to both the architect and his community not generally available at this high level of expertise. Our Urban Environment effects us all in the most everyday chores of living. It is our legacy. Let us continue the good work.





# People

*Harry E. Weaver, AIA*, of Madison has been appointed Architectural Consultant to the Morris County Board of Freeholders.

*Richard B. Rivardo, AIA*, of West New York was appointed by Governor Byrne to the Board of Directors of the N.J. Housing Finance Agency.

*Eleanore Pettersen, AIA*, of Saddle River was appointed by Commissioner Sheehan of the Department of Community Affairs to the Uniform Construction Code Advisory Board for the State of New Jersey. Ms. Pettersen was also appointed to a Commission to review the powers and policies of the Board of Public Utility Commissioners.

*Noel Musial, AIA*, was elected mayor of Scotch Plains. Mr. Musial is a partner of the newly established office of Musial and Guerra, 125 Broad St., Elizabeth.

*Ronald P. Bertone, AIA*, was elected Chairman of the Zoning Board of Adjustment in the Borough of Atlantic Highlands.

*Harold D. Glucksman, AIA*, of West Orange, was elected Secretary of the Construction Congress, an organization comprised of groups within the building industry in New Jersey. Mr. Glucksman is a partner of Glucksman and Guzzo in Irvington.

*Charles E. Frates, AIA*, of Westville, has been appointed by Governor Byrne to the South Jersey Port Corporation.

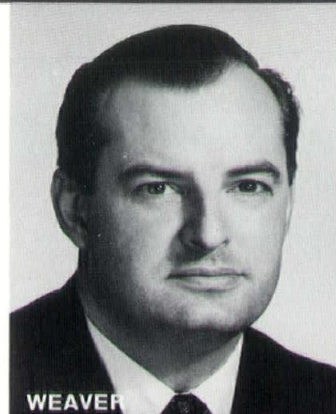
*Elizabeth Reilly Moynahan, AIA*, of Princeton has been invited to Louisiana State University in Baton Rouge, La. to teach for six weeks as a Visiting Lecturer.

*Charles G. Surmonte, AIA*, opened his own office for the practice of Architecture at 10 East Main Street, in Freehold.

*Harry Maslow and Irwin Miller* announced the new location of their offices at 400 Lincoln Blvd., Middlesex.

*Oliver & Becica, AIA*, announced the removal of their offices to 5 Allison Drive, Cherry Hill.

The architectural firm of Bischoff/Bischoff have a new address: POB 591, 97 Main St., Woodbridge 07095.



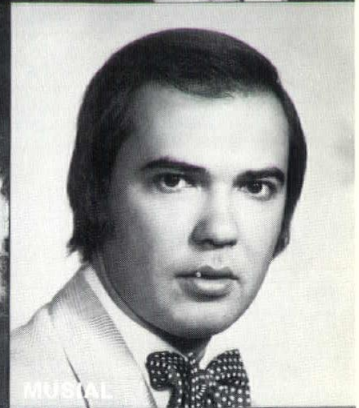
WEAVER



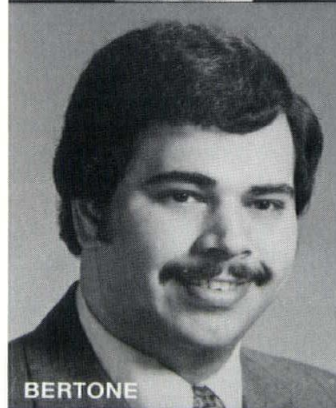
RIVARDO



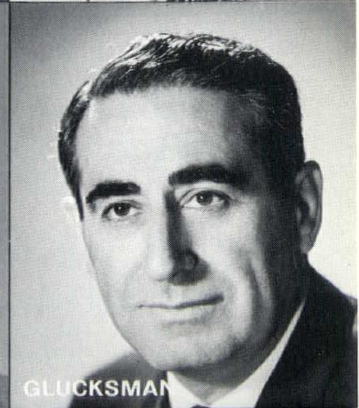
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MUSIAL



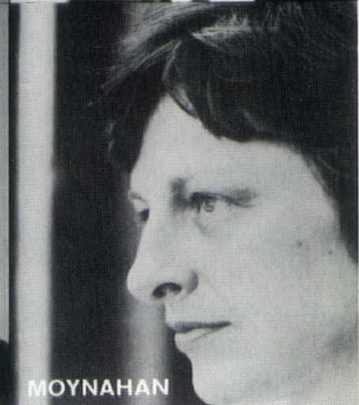
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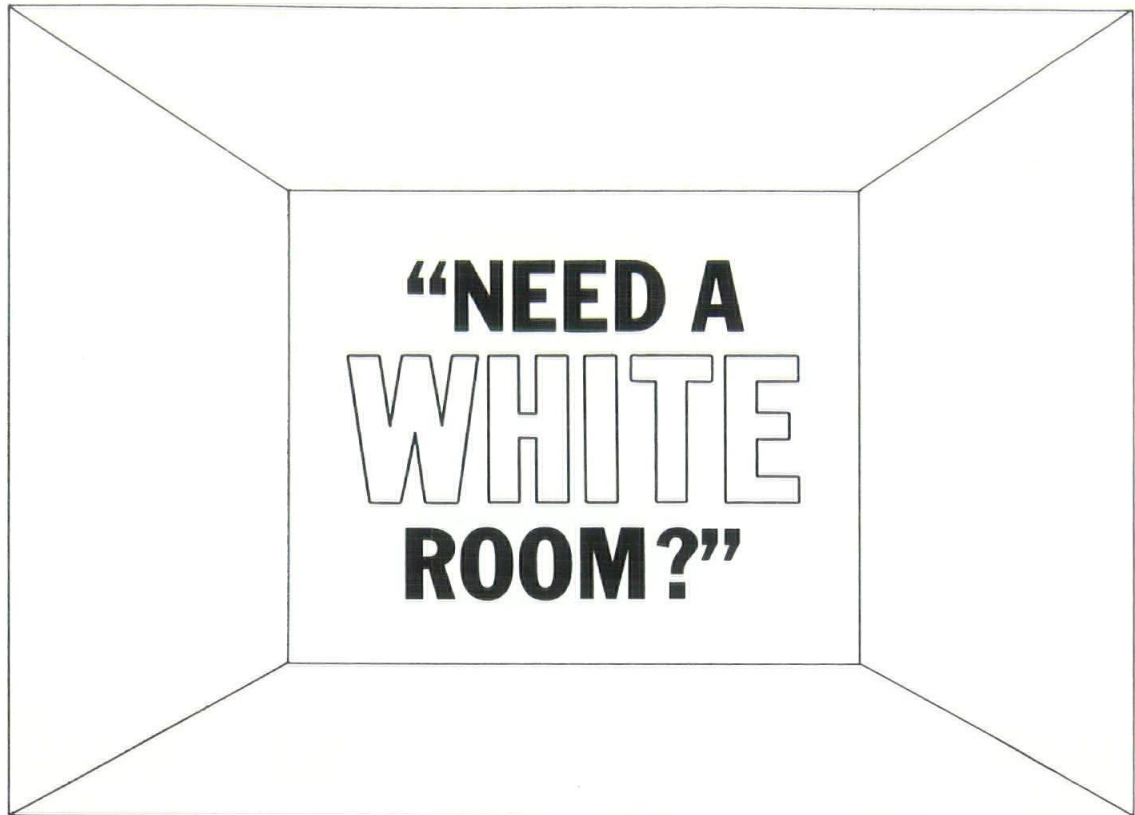
All steel firms, architects and engineers who are interested in receiving a brochure about the Structural Steel & Ornamental Iron Association of New Jersey, Inc. may do so by writing to the S. S. and O. I. A. of N. J., 11 Cleveland Pl., Springfield, N.J. 07081.

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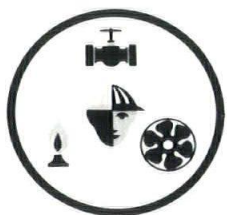
If you don't know what a "white room" is, then you don't need one.

If you do, you know it's got nothing to do with color. Paradoxically, a "white room" can be any color, but it must be almost perfectly clean . . . and sterile. It's where extremely sensitive parts for missile guidance systems, for example, are manufactured. Even a speck of dirt or dust in the works can cause malfunction . . . or disaster.

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